
Nebraska Historic Buildings Survey Selected Portions of Lancaster County

Prepared for:



Nebraska State Historical Society



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August 2008

Mead & Hunt prepared this report under contract to the Nebraska State Historical Society (NSHS). Architectural historians from Mead & Hunt who contributed to the survey and report include Emily Pettis, Timothy Smith, and Jason Tish.

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Historic photographs within the report are used courtesy of Jim Seacrest, Jim McKee, and the Nebraska State Historical Society Archives and Library. Images shown in the glossary are adapted from Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin, vol. 2, Architecture* (Madison, Wis.: State Historical Society of Wisconsin, 1986). Other images are 2007 survey photographs taken by Mead & Hunt, Inc. Graphic layout and design of this report was completed by Kent A. Jacobson. Cover photograph is c.1913 view of Main Street in Hallam, courtesy of Jim Seacrest.

The Nebraska State Historical Society (NSHS) contracted with Mead & Hunt, Inc. (Mead & Hunt) to conduct a Nebraska Historic Buildings Survey (NeHBS) of Lancaster County, excluding the corporate limits of Lincoln. The survey was conducted in the fall of 2007 to document properties that possess historic or architectural significance. Prior to this survey, 114 properties in Lancaster County, outside the limits of Lincoln, were identified and recorded in the NeHBS. These properties were reevaluated as part of this project. In addition, 531 properties were newly identified and documented. A total of 684 properties were evaluated for the 2007 NeHBS survey of Lancaster County.

Surveyed properties were evaluated for their potential eligibility for the National Register of Historic Places (National Register). One hundred twenty-two individual properties in Lancaster County are recommended as potentially eligible for National Register designation.

Mead & Hunt would like to thank the following state and local organizations and individuals for assisting us with this study: Jill Dolberg, Bob Puschendorf, and Stacy Stupka-Burda of the Nebraska State Historic Preservation Office (NeSHPO); the staff of the Nebraska State Historical Society Archives and Library; Ed Zimmer, Kent Morgan, and Scott Richert of the Lincoln/Lancaster Planning Department; Jim McKee; and Jim Seacrest.

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Chapter 1

Historic Overview

Introduction

This historic overview provides a context in which to examine the various types of resources researched and documented in this survey. Where possible, the overview presents information about specific buildings in Lancaster County. When a building included in the survey is referred to in this overview, its Nebraska Historic Buildings Survey (NeHBS) site number follows its reference in the text (LC01-001, for example). These site numbers begin with an abbreviation of the county (LC for Lancaster) and a two-digit number referring to its location within the county. Each community has a number (for example, "01" indicates Agnew). Rural sites are numbered "00." The last three digits refer to the specific building or structure (for example, LC01-001 refers to the first property surveyed in Agnew).

The Landscape and Environment of Southeastern Nebraska

Location

Lancaster County is located in southeastern Nebraska, approximately thirty miles from the state's eastern border and thirty-five miles from the southern border. Lancaster County is bordered on the north

by Saunders County, on the east by Cass and Otoe Counties, on the south by Gage County, and on the west by Seward and Saline Counties. The capital city of Lincoln is located in the center of the county.

Natural Features

The terrain in southeastern Nebraska consists of gently rolling hills interspersed with lakes, wetlands, and a broad network of rivers and streams. Rivers in the area tend to flow south and east, eventually contributing to the Missouri River. Salt Creek, the main watercourse through Lancaster County, is an exception. It originates in the southern part of the county and meanders to the northeast, through Lincoln and the center of the county, before flowing into the Platte River. A series of saline springs and bogs known as the salt basin covers a portion of southeastern Nebraska, including parts of Lancaster County along Salt Creek.¹ The region also has natural limestone and sandstone deposits that have been quarried for building material.²

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Concrete highway marker (LC00-243) near Bennet

Lancaster County

The organization of Lancaster County occurred over several years. The framework for a territorial government in the county was set up in 1856, the county was surveyed the following year, and officials were elected in 1859. County officials selected a site on Salt Creek for the seat of county government and gave the town, and eventually the county, the name Lancaster, likely after the county of the same name in Pennsylvania. When Lancaster was selected to be the state's capital city in 1867, it was renamed Lincoln in honor of President Abraham Lincoln.³

The City of Lincoln developed as a regional trade and commercial center in the 1870s, but much of the land around it was devoted to farming. Lincoln continues to expand and now occupies nearly ten percent of Lancaster County's land area. Most of the arable land outside the city is still devoted to agricultural production.

Early Settlement

Early pioneers and speculators ventured into Lancaster County hoping to stake claims to saltwater springs and agricultural land. The first settlers arrived in 1856 and laid claims along Salt Creek and its tributaries. However, the salinity of the water was not sufficient to make salt production profitable, and the availability of cheaper salt by railroad eventually forced the abandonment of the salt industry in the county.⁴

The Homestead Act of 1862, with its guarantee of free land for those who lived on it for five years, attracted an influx of immigrants to Lancaster County. Land claims through the Pre-Emption Law, the Homestead Act, and the Timber Culture Act

resulted in the allocation of much of the rural land in the county into private ownership between 1860 and 1900.⁵ In addition, railroad companies attracted many early settlers by promoting inexpensive land for settlement. By 1910 Lancaster County's population had reached nearly 74,000.⁶ Although many settlers came from Midwestern and Southern states, others were foreign-born, which added to the early ethnic diversity of the county.⁷

Railroads played an important role in the development of Lancaster County and its communities. Beginning in 1869, four railroads began constructing lines in Lancaster County, with Lincoln as the center of activity. As the rail networks expanded outside Lincoln, new communities were platted along the lines and established communities flourished. The rail lines allowed for the transportation of goods to and from Lancaster County communities, and by 1888 allowed Lincoln to develop into a significant transportation hub with connections to St. Louis and Chicago.⁸

Agriculture

Agriculture has been one of the primary economic activities in Lancaster County since initial settlement of the area in the 1850s. Low, well-drained terrain with soil well-suited for the production of grain and grass crops has sustained productive agriculture into the twenty-first century.

From the 1850s through the mid-1870s, the earliest settlers in Lancaster County practiced subsistence farming and experimented with crop production. Before planting crops, settlers undertook the task of breaking the sod, often completed with the assistance of oxen, which outnumbered horses during this period. Since only five to twenty acres of sod could be plowed each season, it often took several years for a farm to grow to a size that could produce more than subsistence levels for the family. Early farmers grew a variety of vegetables and experimented with such crops as corn, spring wheat, barley, oats, flax, potatoes, rye, and beets.⁹ Although corn was the first crop cultivated on most pioneer farms, many farmers quickly realized the value of crop rotation in relation to soil productivity and adopted a two-crop rotation in which corn was rotated with small grains like wheat, oats, or barley.¹⁰



Harvesting in Lancaster County, no date (Jim McKee)

Early farmers with experience growing fruit crops in eastern states attempted to establish orchards in Lancaster County in the late 1860s and 1870s. Although initial efforts were unsuccessful due to the lack of rainfall and other climate conditions, agriculturists were successfully growing apples, berries, peaches, and grapes by the 1880s. However, many orchards could not withstand the dry climate and fruit cultivation in Lancaster County was fairly short-lived.¹¹

After the mid-1870s, agriculture was a viable commercial endeavor in Lancaster County. Expanding railroad networks across the county allowed farmers to sell their surplus products to outside markets, including Omaha and Chicago. Advances in agricultural technology during this period, including horse-powered equipment and improved seeds, also led to increased farm productivity and prosperity.¹² With the increase and success of agricultural activities, the general character of the agricultural landscape of southeast Nebraska and Lancaster County emerged.

Dairying and diversification gained wider acceptance in the 1890s. Although dairy cows were used largely for subsistence during the early period of settlement, the dairy industry became increasingly popular in the 1890s when corn and oat prices fell. During this period, it was more profitable to feed crops to herds and sell dairy products, and many farmers took on dairy herds to increase their incomes. As a result, a diversified farming system emerged combining corn, grain crops, and forage grasses with beef cattle, dairy cattle, or hogs. This diversified approach remained common into the 1920s.¹³

Livestock farming became a significant trend in Nebraska in the late nineteenth and early twentieth centuries. Through the diversified farming systems

of the late nineteenth century, commercial dairy, beef, and hog production was well-established in Lancaster County by the turn of the century. High-grade sires imported to the region were sold to livestock farmers, who improved the quality of the herds and sold breeding stock. The Retzlaff Farmstead, highlighted in the sidebar, is an example of a successful Lancaster County livestock farm. By the 1920s livestock products accounted for more than half of all farm income in the county.¹⁴

The Herter Farmstead

The Herter Farmstead (LC00-190) exemplifies the period of diversification. Abraham and Catherine Herter arrived in Lancaster County in 1876 and purchased 80 acres of farmland. Over the next decade they constructed a small house and outbuildings and continued to acquire additional acreage. Major improvements occurred in the 1890s, when their son Jacob overtook farming operations. In addition to giving the small farmhouse a Queen Anne "facelift," Jacob constructed a large barn in 1895 and other outbuildings. He was locally known as "Alfalfa Bill" for his role in promoting the forage crop in the region, but he also raised beef and dairy cattle and hogs. The fourth Herter generation operated the farm into the 1980s and although the family no longer owns the property, the current owners are maintaining the historic house and outbuildings. The Herter Farmstead was listed in the National Register in July 2004.

[Charlene Roise, "Herter Farmstead-Boundary Increase." National Register of Historic Places Nomination, 2003.]



Herter Farmstead Barn, constructed in 1895

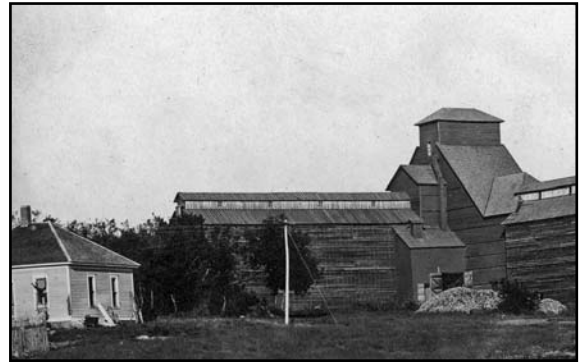
The Great Depression and Dust Bowl of the 1930s brought a recession to the nation, including agricultural markets in Nebraska. Although Nebraska was not hit as hard as other states, many farmers who had achieved prosperity in the late nineteenth and early twentieth centuries faced financial losses. Farming conditions improved in the following decade as crop prices increased. Many farmers reinvested in land

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and machinery in the 1940s and the average farm size in southeast Nebraska increased. Soybeans replaced smaller grains, becoming an important cash crop. During this period of modernization in the 1950s, cattle and hog production became less profitable and many farms transitioned from livestock and diversified farming to specialized crop production.¹⁵

Most arable land in Lancaster County outside the City of Lincoln is still devoted to agricultural production. In 2002 over 1,610 farms operated in the county.¹⁶ Although farming is still the predominant economic activity in rural Lancaster County, suburban

development on the outskirts of Lincoln has resulted in the transition of agricultural land into residential subdivisions. This trend is particularly evident to the west and south of Lincoln, where it is common to see modern “acreage” developments of residences where farms once dotted the landscape.



Corn elevator in Denton, no date (Jim Seacrest)

The Retzlaff Farmstead

The Retzlaff Farmstead (LC00-022) was one of the most successful livestock farms established in Lancaster County. Charles F. Retzlaff emigrated from Germany to the United States in 1854 and settled in the Nebraska Territory in 1858. The farm encompassed approximately 40 acres in its earliest years and consisted of a log dwelling, log barn, log smokehouse, and corncrib. In 1867 Retzlaff used limestone from a quarry in nearby Bennet to build the one-and-one-half-story farmhouse that still stands today. He also built a basement barn, well, and other ancillary structures. Farm operations expanded throughout the late nineteenth century as the livestock operation required more land and outbuildings, including a sheep barn, machine shop, and horse barn. Multiple homes were constructed on the farm between 1870 and 1950 to house four generations of Retzlaff family members. The Retzlaff Farmstead currently consists of nineteen structures and retains its expanded courtyard arrangement, reminiscent of farms in Central and Eastern Europe. In May 1979, when the property was listed in the National Register, the fourth Retzlaff generation was operating the farm.

[D. Murphy, “Stevens Creek Stock Farm - Mardale Farms (The Retzlaff Farmstead).” National Register of Historic Places Nomination, 1979.]



Retzlaff Farmstead outbuildings

Conservation

Salt Creek and its tributaries have been prone to flooding since farmers began removing prairie grasses and plowing soil in the 1860s. Lincoln residents began discussing preventative measures as early as 1874. Early efforts involved straightening and deepening the Salt Creek’s channel through the city. During the 1930s, the Civilian Conservation Corps (CCC) completed conservation efforts as part of the Soil Conservation Service program. In addition to creating earth dams to assist in erosion control, they completed fencing and forestry work and created hand-cut terraces that are still present today. Terracing efforts continued following World War II and into the 1970s.¹⁷

Broad-based planning for watershed districts in southeastern Nebraska was initiated in the 1950s, and the first watershed conservation district was formed in 1960. By 1971 nine major dams were built along tributaries of Salt Creek to control flooding, creating man-made lakes.¹⁸ Several State Recreational Areas have been established along these lakes, which also offer a variety of recreational opportunities, including fishing, boating, camping, picnicking, and hunting. Soil conservation measures—contoured and terraced farming, grassed drainage ditches, and crop rotation—were introduced to farmers on a broad scale in the 1960s by the Soil Conservation Service and remain standard practice today.

Yankee Hill Brick Manufacturing Company

Brick manufacturing in Lancaster County began in the 1880s near the small community of Yankee Hill, located southwest of present-day Lincoln. In 1881 Joseph Stockwell began making bricks from clay deposits in the area and formed the Yankee Hill Brick and Paving Company, which became the Yankee Hill Brick Manufacturing Company (LC00-033) in 1902. Bricks manufactured at the plant were used to construct homes and businesses throughout Lancaster County. The company became known for high quality red brick and structural clay tile and developed many lines of face brick ranging in color from black and brown to pink. The company currently markets its products in 40 states and in Canada. Although the plant near Lincoln has modernized its facilities, some brick buildings and remnants of smokestacks and kilns from the historic period remain.

[Herbert L. Kollmorgen, "Yankee Hill Brick," in "Historic and Ecological Resources Survey, Lancaster County, Nebraska," Lincoln-Lancaster County Ecological Advisory Committee, ([Lincoln], Nebr.: Lincoln-Lancaster County Ecological Advisory Committee, 1985, revised 1990), VII-1-2; "Historical Overview," Yankee Hill Brick & Tile, <http://www.yankeehillbrick.com/aboutus.html> (accessed 9 January 2008).]



Yankee Hill Brick Manufacturing Company, LC00-033, 1971 (NSHS)

Community Development

Although Lincoln has historically served as the urban center of Lancaster County, many small communities were established and are located throughout the county. These communities served as shipping stations as well as commercial and communication hubs for area farmers. They typically provided agricultural processing and financial services, post offices, newspapers, and basic commercial goods.

Development and population growth in many Lancaster County communities leveled off in the 1920s and 1930s as farms consolidated and Lincoln offered more jobs and business opportunities. With private automobile transportation becoming more affordable and common, a wider range of options was available to rural residents. Merely serving the agricultural community was no longer a means of growth in small communities. Those communities that successfully attracted small industries, or found other means of economic stability, were able to continue growing into the twentieth century. In recent decades communities close to Lincoln have attracted new residents who commute to jobs in the city.

Bennet

The first settler in the vicinity of Bennet, William Roggencamp, arrived in 1860 to claim a 120-acre homestead. Roggencamp sold a strip of his land to the Midland and Pacific Railroad in 1871. In exchange, the railroad platted a town site on Nemaha Creek near his home, and the first buildings were erected that same year. The community was named for John Bennett, a railroad official instrumental in routing the railroad through the area.¹⁹



View of Bennet, c. 1909 (Jim Seacrest)

Bennet grew quickly, taking advantage of the water power on Nemaha Creek.²⁰ Extensive deposits of sandstone and limestone, discovered west of the community in the 1870s, were used for building material until around 1900 when the quarries were exhausted.²¹ When Bennet was incorporated in 1881, the community had a hotel, grain elevator, two doctors, and several businesses that catered to area farmers and local residents.²² In 1900 Bennet served

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as an important hub for transportation and flour milling. During the Great Depression, as many area farms consolidated, Bennet's population declined and businesses closed. Around the same time, more affordable automobile transportation allowed residents to travel to Lincoln, less than ten miles away, for a wider variety of goods and services. In recent decades, Bennet has had an influx of new residents who commute to work in Lincoln.²³ Since 2000 Bennet's population has increased more than 20 percent, reaching 685 in 2006.²⁴

Cheney

Cheney was platted as Cheney's Station in 1874 along a spur of the Burlington Railroad. The community provided basic goods and services to area farmers in its early decades. A grain elevator (LC03-004) and Cheney School (LC03-002) were built in 1919. By 1920 the community had grown to include two churches, several residences, and a number of small businesses. Although it has never been incorporated, Cheney has grown in recent years as a bedroom community for nearby Lincoln.²⁵



Concrete highway marker (LC03-001) in Cheney

Davey

The community of Davey, located about seven miles north of Lincoln, was platted by the Western Town and Lot Company in 1886 along the newly laid line of the Fremont-Elkhorn-Missouri Valley Railroad. Within a few years, the town had three retail stores, a grain elevator, a lumber yard, and a public school. Like other agricultural communities along the rail lines, Davey grew quickly and became a center for transportation and commerce for area farmers. By 1891 the village offered many amenities to residents, including an opera house, livery, meat market, ice house, barber shop, and doctor's office.²⁶ The Iowa-Nebraska Power Company brought electricity

to Davey in 1923, the same year that the village was incorporated. Through much of the twentieth century, businesses in Davey provided basic goods and services for area farmers.²⁷ Davey's population peaked at 163 in 1970 and has since stabilized at around 150 residents.²⁸



Concrete highway marker (LC00-195)

Denton

Denton is located on Haines Branch Creek, approximately six miles southeast of Lincoln. The area was originally settled in 1865 and the community was officially platted in 1871 along the Burlington and Missouri River Railroad. It was named for one of the earliest settlers in the area, Daniel M. Denton. The community was incorporated in 1913. Telephone service, including a switchboard office, was established around 1918 and the Iowa-Nebraska Power Company provided electricity in 1929. In 1930 a fire destroyed many businesses in Denton. However, the community recovered and has been a commercial hub for area farmers.²⁹ Denton's population has increased gradually in recent decades and was 216 in 2006.³⁰



Concrete highway marker (LC05-009) in Denton

Firth

Firth is located about ten miles south of Lincoln on the Middle Branch of the Big Nemaha River. The community was platted in 1873 and named for Frank Firth, Superintendent of the Atchison & Nebraska Railroad, which served the community. The community was incorporated in 1879. In the 1880s Firth was the largest grain market on the railroad between Lincoln and Atchison, Kansas. The Firth Bank (LC07-013) was organized in 1891. By 1900 the community had grain elevators, flour mills, a lumber yard, hardware store, and dry goods store, among other businesses.³¹ Firth continued to serve as a commercial and processing center for area farmers through the twentieth century, and grew to a community of around 700 people in 2006.³²



Burlington Railroad Depot in Firth, no date (Jim McKee)



Main Street in Firth, no date (Jim McKee)

Hallam

Hallam, located southwest of Lincoln, was platted in 1892 when the Chicago, Rock Island, and Pacific Railroad company built a line through the area. The community grew rapidly in its early years and developed into a commercial center for area farmers. When it was incorporated in 1901, Hallam offered a variety of businesses, including several retail stores, saloons, a lumber yard, and hotel. In addition, a

passenger depot, post office, and fraternal hall were located in the community. Hallam's population reached 212 people in 1920. In the 1930s and 1940s, farms in the area consolidated and the population slowly declined. Hallam's population began to increase after 1950 and reached 264 by 1960.³³



Main Street in Hallam, no date (Jim McKee)

In 1958 construction began on the Hallam Nuclear Facility, an experimental nuclear power plant operated by the Atomic Energy Commission. Although the community of Hallam anticipated that the plant would generate jobs and revenue, it was short lived. The plant operated until 1964, when it was decommissioned. The decommissioned site is located at the Sheldon Power Station (LC00-381), one mile north of Hallam. Sheldon Station is a coal-powered plant that plays a major role in the Nebraska Public Power District's system.³⁴

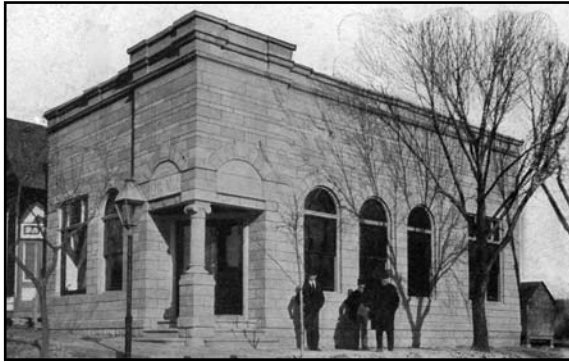
In May 2004 Hallam was struck by a tornado that destroyed much of its historic building stock. The community has since been rebuilt and the population has rebounded to over 500 residents.³⁵ One of the few buildings to survive the tornado was the Hallam Bank (LC08-003), built in 1927. The community has worked together to rebuild many of the residences and buildings that were lost.

Hickman

Hickman was platted in 1872 along the Atchison & Nebraska Railroad. The Missouri Pacific Railroad also built a line through Hickman in 1886. By that time the community was incorporated and had a thriving business district that included a bank, furniture store, grain elevator, blacksmith, and newspaper.³⁶ The community reached a population of 478 in 1910 and served as a commercial and shipping center for area farmers. Despite a steady decline in population between 1920 and 1945, Hickman continued to add

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civic amenities in the 1930s. A water tower was erected, a fire department was organized, and a school, Legion Hall, and library were built.³⁷ The population began a slow rebound after World War II, and by 1970 had reached 470, boosted by the 1969 construction of a new public school complex south of the community. In recent decades the community has experienced an influx of new residents who commute to Lincoln. In 2006 Hickman had about 1,400 residents.³⁸



Bank of Hickman, no date (Jim Seacrest)

Malcolm

Malcolm Showers arrived in Nebraska as an employee of the Nebraska Railway Company. In 1876 he purchased 400 acres of land northwest of Lincoln that included a small settlement with a post office. The following year he filed a plat for a community that he named Malcolm, after himself.³⁹ Malcolm served as a livestock and grain shipping station in its early years. The community was incorporated in 1915 and developed slowly through the early twentieth century. In 1919 the community had a population sufficient to support its own high school. During World War II, Malcolm took on a new role as a bedroom community, providing housing for employees of the Lincoln Air Force Base. That role continued after the war ended. In the 1960s, as Lincoln's job market expanded, the Prairie Hills Addition was developed on the outskirts of the community to accommodate new residents commuting to Lincoln.⁴⁰ In recent decades, the community has attracted new residents and the population has continued to increase, reaching nearly 450 in 2006.⁴¹

Martell

Martell is a small community about six miles southwest of Lincoln. In 1900 Samuel Sylvester

Griffin purchased the entire town site and sold lots individually. A bank was established in 1905 and the community offered other basic goods and services, including a passenger depot and grain elevator. Although the population peaked at 104 in 1950, Martell continues to serve as a grain processing and transportation center for area farmers.⁴²

Panama

Although a post office was established in the area of Panama in 1869, the community consisted of little else until the Missouri Pacific Railroad Company built a line through the area in 1888. That year, Panama was officially platted and served as a shipping station on the railroad. The community was incorporated in 1903. In the early twentieth century, Panama developed into a commercial and shipping center for area farmers, providing a lumber yard, livery stable, grain elevator, and general retail stores. The Farmers State Bank (LC16-008) opened in 1917 in a small brick building on Locust Street. The following summer, Panama resident Ben Walvoord constructed a brick building (LC16-007) on the corner of Locust and West 4th Streets and opened a Ford automobile franchise. The building has housed auto-related businesses since it was constructed. When Panama's wood frame school building burned in 1927, a larger brick building was constructed the following year to replace it (LC16-011). Although many businesses closed during the Great Depression in the 1930s, Panama has continued to provide services to area farmers and in recent decades the population has grown to over 250.⁴³



Main Street in Panama, no date (Jim McKee)

Raymond

Settlers arrived on the banks of Oak Creek around 1862 to take advantage of its water power. When

the Union Pacific Railroad built a line through the settlement in 1880, the community was platted and officially named Raymond. In the early twentieth century, Raymond developed into a commercial and shipping center for area farmers. The community offered a twelve-grade school and several businesses, including retail stores, two grain elevators, a hotel, restaurant, and dance hall.⁴⁴ The population peaked at 249 in 1920 and has since decreased to approximately 190.⁴⁵

Roca

Delos and Frances Mills arrived in the area of Roca in 1861 and built a house using limestone from a nearby outcrop. A small settlement developed around a limestone quarrying operation and a grist mill powered by Salt Creek. In 1871 the Atchison & Nebraska Railroad routed a line through Roca, connecting the quarries and nearby farms with Lincoln and other markets. The community was platted in 1876 and named Roca, the Spanish word for “rock,” to signify the importance of the stone quarrying industry. Roca quickly became a center for grain and livestock shipping, reaching a population of 280 in 1882. Retail stores, a livery stable, lumberyard, blacksmith, and bank offered goods and services to residents and area farmers. Roca’s population decreased in the first half of the twentieth century to a low of around 100 in 1950, but has increased gradually since then. Roca’s population has increased to over 200 in recent years as new residents move to the community and commute to work in Lincoln.⁴⁶

Sprague

The community of Sprague was platted along a line of the Missouri Pacific Railroad in 1888. Sprague developed into a small commercial hub that provided basic goods and services to residents and area farmers. Early businesses included a saw mill, drug store, and doctor’s office. The community was incorporated in 1913, and grew to 135 residents by 1920. Sprague’s size and population remained relatively stable through much of the twentieth century, reaching a population of 146 in 2006.⁴⁷

Stone construction

Stone buildings are a characteristic building type found in rural Lancaster County. The county’s limestone and sandstone deposits have been quarried since the 1860s. A concentration of approximately 11 limestone quarries were once located in the southern part of the county, near Roca, and approximately 12 sandstone quarries once operated in northeast Lancaster County. Stone was used in the construction of homes, including the 1864 Esther Warner Farmhouse (LC00-008), believed to be the oldest stone building in Nebraska; the c.1869 Krull Farmhouse (LC00-012); and the two-story limestone Keys Farmhouse (LC00-014). A two-story limestone building, constructed in 1879, once housed a blacksmith shop (LC20-001) and still stands at 4161 Main Street in Roca. Six stone farmhouses and one stone commercial building were identified during the 2007 survey.

[Herbert L. Kollmorgen, “Rock Quarries, Sand, Silt, Clay and Shape Pits,” in “Historic and Ecological Resources Survey, Lancaster County, Nebraska,” Lincoln-Lancaster County Ecological Advisory Committee, ([Lincoln], Nebr.: Lincoln-Lancaster County Ecological Advisory Committee, 1985, revised 1990), VI-1-4.



Stone commercial building and former blacksmith shop on Main Street in Roca, LC20-001, no date (NSHS)



Church in Sprague, no date (Jim McKee)

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Waverly

Waverly was platted in 1870 along the Burlington Railroad northeast of Lincoln. In addition to linking farms in the area with broader markets, the railroad provided jobs for settlers already living in the area. The railroad depot, built in 1871, became a unifying amenity in the community as it provided space for dances and other gatherings. The community grew quickly in its first decade and by the early 1900s merchants in Waverly offered a variety of goods and services to residents and area farmers, including general and hardware stores, meat markets, banks, hotels, lumber dealers, and grain elevators. In 1911 the Detroit-Lincoln-Denver Highway was routed through Waverly, bringing increased automobile traffic to the community.⁴⁸



Downtown Waverly, c. 1910 (Jim Seacrest)

After World War II, Waverly transformed from an agricultural to industrial community. Several small manufacturing businesses opened facilities in Waverly in the 1950s and 1960s. The population doubled in the 1960s, from around 500 in 1960 to over 1,150 in 1970. New residential developments constructed on the outskirts of Waverly in the 1960s and 1970s accommodated the increasing population. Growth continued into the twenty-first century as new residents move to Waverly and commute Lincoln. In 2006 the population had increased to over 2,800 residents.⁴⁹

Other Communities

Lancaster County also includes several smaller crossroad communities scattered across the rural landscape that today offer limited services. These communities typically included general retail stores, churches, banks, grain elevators, and post offices.

Agnew was platted in 1889 along the Union Pacific Railroad in the northwestern Lancaster County and named for William James Agnew, a railroad

contractor. In its early decades, the community offered retail stores, churches, a creamery, and two grain elevators.⁵⁰ One grain elevator remains (LC01-002), along with a small number of residences.



Concrete highway marker (LC01-001) in Agnew

Centerville was once a small crossroads community southwest of Lincoln that included a school, church, and several residences. However, a service station is all that remains.⁵¹

The community of **Emerald** is located west of Lincoln along the Burlington & Missouri River Railroad and US Highway 6, which served as the Detroit-Lincoln-Denver Highway. The name Emerald was chosen because locals thought the area was “the most beautiful green spot in this country.”⁵² Emerald’s population peaked at 100 in 1890 and it has remained a small crossroads community, offering goods and services to local farmers and traveling motorists.⁵³

The crossroads community of **Holland**, located south of Lincoln, was settled by Dutch immigrants in the 1860s. In 1900 the community had a store, church, mill, post office, and school, along with several residences.⁵⁴ The community maintains its identity as a crossroads community and consists of churches and several residences.

Kramer, a small community in the southwest part of the county, was platted in 1888 along the Missouri Pacific Railroad. It served as a grain and livestock shipping station in the early twentieth century. Kramer’s population peaked at 133 in 1930 and it has remained a small community that serves as a hub for area farmers.⁵⁵

Prairie Home was platted in 1891 as a small station on the Chicago, Rock Island, and Pacific Railroad. During its heyday, it had a grain elevator and

two retail stores that offered goods and services to area farmers.⁵⁶ Prairie Home retains a grain elevator (LC17-002), church, and a small number of residences.

The Detroit-Lincoln-Denver Highway

In the early 1900s the automobile began to play an increasingly important role in society. The Omaha-Lincoln-Denver (OLD) Highway, later the Detroit-Lincoln-Denver (DLD) Highway, formed a portion of one of America's first transcontinental highways. Established in May of 1911, the DLD opened communities along the route to increased tourism and trade. In Lancaster County, the highway connected Waverly, Lincoln, and Emerald to outlying communities and other counties. At the time the road was established, there were no road markings, mile markers, or direction signs to guide motorists along the route. In order to make travel safer and easier, the Omaha-Denver Transcontinental Route Association painted white bands on telephone poles, trees, and posts with the letters OLD and DLD painted in black. In the 1920s private groups, organizations, and communities erected concrete road signs to direct motorists along the route and to indicate approaching communities (LC00-130). The Lancaster County segment of the DLD was designated as U.S. Highway 6 in 1940.

[Mead & Hunt, Inc., "Nebraska Historic Highway Survey," (Lincoln, Nebr.: Nebraska State Historical Society and Nebraska Department of Public Roads, 2002), 31-34.]



Concrete OLD highway marker on US Highway 6 at NW 140th Street (Seward County Line), LC00-129



Concrete highway marker (LC00-212) near Prairie Home

Princeton, a small community located south of Lincoln on the Union Pacific Railroad, was surveyed and platted in 1886. In the early part of the twentieth century, it had a bank and other small businesses.⁵⁷ Princeton still serves as a grain processing hub for area farmers and retains its grain elevator (LC18-007).

Rokeby was a small community on the Rock Island Railroad about seven miles southwest of Lincoln. Its population peaked at 100 in 1900 and the community had a bank, retail store, post office, and blacksmith shop.⁵⁸ A grade school (LC21-001) and the Trinity Chapel Church (LC21-002) still stand on the main road in Rokeby.

Some settlements that were established in rural Lancaster County are no longer inhabited. **Arbor** was a settlement north of Lincoln that is now adjacent to the city limits of Lincoln. The site of the former settlement of **Woodlawn** is just outside the city limits of Lincoln, northwest of the Lincoln Airport.

Notes

¹ Andrew J. Sawyer, *Lincoln, The Capital City and Lancaster County Nebraska*, vol. 1 (Chicago: The S. J. Clarke Publishing Company, 1916), 65.

² Lincoln-Lancaster County Ecological Advisory Committee, "Historic and Ecological Resources Survey: Lancaster County, Nebraska," (Lincoln, Nebr.: Lincoln-Lancaster County Ecological Advisory Committee, Revised 1990), 13:1-4.

³ William W. Cox, *History of Seward County, Nebraska* (Lincoln, Nebr.: State Journal Company, 1888), 220-221; A. B. Hayes and Sam D. Cox, *History of the City of Lincoln* (Lincoln, Nebr.: State Journal Company, 1889), 108, 138-139.

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⁴ Sawyer, *Lincoln, The Capital City and Lancaster County Nebraska*, 60-61, 75.

⁵ Bradley H. Baltensperger, *Nebraska, A Geography* (Boulder, Colo.: Westview Press, 1985), 47.

⁶ Sawyer, *Lincoln, The Capital City and Lancaster County Nebraska*, 322.

⁷ Edwin A. Schaad, "An Agricultural History of Lancaster County, 1856 to 1900" (Master of Arts Thesis, University of Nebraska, 1939), 22.

⁸ Hayes and Cox, *History of the City of Lincoln*, 201, 218.

⁹ Schaad, "An Agricultural History of Lancaster County, 1856 to 1900," 32-33.

¹⁰ "Historic Context Report 08.0, Southeastern General Farming: The Period of Expansion and Prosperity, 1876-1919," 15.

¹¹ Schaad, "An Agricultural History of Lancaster County, 1856 to 1900," 75-77.

¹² "Historic Context Report 08.0, Southeastern General Farming: The Period of Expansion and Prosperity, 1876-1919," 10-15.

¹³ "Historic Context Report 08.0, Southeastern General Farming: The Period of Expansion and Prosperity, 1876-1919," 10-12; Schaad, "An Agricultural History of Lancaster County, 1856 to 1900," 66.

¹⁴ Schaad, "An Agricultural History of Lancaster County, 1856 to 1900," 65; United States Department of Agriculture, "United States Department of Agriculture, National Agriculture Statistics Service," <<http://www.nass.usda.gov>> (accessed 24 March 2008).

¹⁵ "Historic Context Report 08.0, Southeastern General Farming: The Period of Expansion and Prosperity, 1876-1919," 17-18.

¹⁶ United States Department of Agriculture, "United States Department of Agriculture, National Agriculture Statistics Service."

¹⁷ Denton, *Nebraska Centennial Book 1871-1971*, ([Denton, Nebr.]: N.p., [1971]), 11.

¹⁸ Elinor L. Brown, *History of Lancaster County, Then and Now* (Lincoln, Nebr.: N.p., 1971), 5, 55-56.

¹⁹ A. T. Andreas, "Andreas' History of the State of Nebraska, Lancaster County, Part 25," <http://www.kancoll.org/books/andreas_ne/lancaster/lancaster-p25.html> (accessed 6 August 2007). The second "t" was dropped from the spelling of Bennet.

²⁰ Brown, *History of Lancaster County, Then and Now*, 162-163.

²¹ Bennet Community Builders Association, *Bennet Centennial: Official History and Program of Events*, ([Bennet, Nebr.]: N.p., [1971]), 2-7.

²² Brown, *History of Lancaster County, Then and Now*, 162-163.

²³ Jane Graff, *Nebraska Our Towns...East Southeast* (Dallas, Tex.: Taylor Publishing Co., 1992), 111.

²⁴ InterLinc: The Official Web Site for the City of Lincoln and Lancaster County, "Bennet, Nebraska USA, Historical Background," <<http://lancaster.ne.gov/towns/bennet/history.htm>> (accessed 4 December 2007).

²⁵ Brown, *History of Lancaster County, Then and Now*, 165-166.

²⁶ InterLinc: The Official Web Site for the City of Lincoln and Lancaster County, "Davey, Nebraska USA, Historical Background," <<http://lancaster.ne.gov/towns/davey/history.htm>> (accessed 3 December 2007).

²⁷ Brown, *History of Lancaster County, Then and Now*, 166-167.

²⁸ Lincoln-Lancaster County Ecological Advisory Committee, "Historic and Ecological Resources Survey: Lancaster County, Nebraska," 13:1-4; InterLinc: The Official Web Site for the City of Lincoln and Lancaster County, "Davey, Nebraska USA, Historical Background."

²⁹ Denton, *Nebraska Centennial Book 1871-1971*, 2; Brown, *History of Lancaster County, Then and Now*, 169-170.

³⁰ InterLinc: The Official Web Site for the City of Lincoln and Lancaster County, "Denton, Nebraska USA, Historical Background," <<http://lancaster.ne.gov/towns/denton/index.htm>> (accessed 4 December 2007).

³¹ Brown, *History of Lancaster County, Then and Now*, 172-173.

³² Nebraska Public Power District, "Nebraska Community Fast Facts Profile: Firth, Nebraska," Nebraska Public Power District, <<http://sites.nppd.com/aedc/fastfacts.asp?city=Firth>> (accessed 26 March 2008).

³³ Brown, *History of Lancaster County, Then and Now*, 190; Hallam Centennial Book Committee, *A Little Town With a Big Heart: A Centennial History of Hallam Nebraska* (Marceline, Mo.: Walsworth Publishing Company, 1992), 21.

³⁴ Nebraska Energy Office, "State's First Nuclear Plant Buried Near Lincoln," Nebraska Energy Office, <http://www.neo.ne.gov/winter97/win97_12.htm> (accessed 31 January 2008).

³⁵ Nebraska Public Power District, "Nebraska Community Fast Facts Profile: Hallam, Nebraska," Nebraska Public Power District, <<http://sites.nppd.com/aedc/fastfacts.asp?city=Hallam>> (accessed 26 March 2008).

com/aedc/fastfacts.asp?city=Hallam> (accessed 12 November 2007).

³⁶ Graff, *Nebraska Our Towns...East Southeast*, 118.

³⁷ Hickman Centennial Book Committee, *1872-1972 Hickman's Centennial Year*, ([Hickman, Nebr.]: N.p., 1972), 4.

³⁸ Nebraska Public Power District, "Nebraska Community Fast Facts Profile: Hickman, Nebraska," Nebraska Public Power District, <<http://sites.nppd.com/aedc/fastfacts.asp?city=Hickman>> (accessed 26 March 2008).

³⁹ Eunice M. Willman Williamson, *Malcolm as It Was* (Lincoln, Nebr.: Dageforde Publishing, 1995), 21-22.

⁴⁰ Graff, *Nebraska Our Towns...East Southeast*, 121.

⁴¹ Nebraska Public Power District, "Nebraska Community Fast Facts Profile: Malcolm, Nebraska," Nebraska Public Power District, <<http://sites.nppd.com/aedc/fastfacts.asp?city=Malcolm>> (accessed 24 November 2007).

⁴² Lincoln-Lancaster County Ecological Advisory Committee, "Historic and Ecological Resources Survey: Lancaster County, Nebraska," 13:1-4; Brown, *History of Lancaster County, Then and Now*, 190.

⁴³ Graff, *Nebraska Our Towns...East Southeast*, 121; Sawyer, *Lincoln, The Capital City and Lancaster County Nebraska*, 51; Panama Centennial Committee, *A Centennial History of Panama, Nebraska, 1888-1988* (Lincoln, Nebr.: Augstums Printing Service, 1988), 21; Nebraska Public Power District, "Nebraska Community Fast Facts Profile: Panama, Nebraska," Nebraska Public Power District.

⁴⁴ Graff, *Nebraska Our Towns...East Southeast*, 123.

⁴⁵ Lincoln-Lancaster County Ecological Advisory Committee, "Historic and Ecological Resources Survey: Lancaster County, Nebraska," 13:1-4; InterLinc: The Official Web Site for the City of Lincoln and Lancaster County, "Raymond, Nebraska USA, Historical Background," <<http://lancaster.ne.gov/towns/raymond/history.htm>> (accessed 3 December 2007).

⁴⁶ Graff, *Nebraska Our Towns...East Southeast*, 124-125.

⁴⁷ Brown, *History of Lancaster County, Then and Now*, 203-204.

⁴⁸ Parent-Teacher Association, *A Brief Historical Sketch of Waverly and the Community 1856-1926*, ([Waverly, Nebr.]: N.p., [1926]), 7; Brown, *History of Lancaster County, Then and Now*, 206.

⁴⁹ Brown, *History of Lancaster County, Then and Now*, 207; InterLinc: The Official Web Site for the City of Lincoln and Lancaster County, "Waverly, Nebraska USA, Historical Background," <<http://www.lancaster.ne.gov/towns/waverly/history/index.htm>> (accessed 3 December 2007).

lancaster.ne.gov/towns/waverly/history/index.htm> (accessed 3 December 2007).

⁵⁰ Lincoln-Lancaster County Ecological Advisory Committee, "Historic and Ecological Resources Survey: Lancaster County, Nebraska," 13:1-4; Brown, *History of Lancaster County, Then and Now*, 160-161.

⁵¹ Brown, *History of Lancaster County, Then and Now*, 160-161.

⁵² Brown, *History of Lancaster County, Then and Now*, 170.

⁵³ Lincoln-Lancaster County Ecological Advisory Committee, "Historic and Ecological Resources Survey: Lancaster County, Nebraska," 13:1-4.

⁵⁴ Brown, *History of Lancaster County, Then and Now*, 183-185.

⁵⁵ Brown, *History of Lancaster County, Then and Now*, 187.

⁵⁶ Brown, *History of Lancaster County, Then and Now*, 195-196.

⁵⁷ Sawyer, *Lincoln, The Capital City and Lancaster County Nebraska*, 312.

⁵⁸ Brown, *History of Lancaster County, Then and Now*, 201-202.

Chapter 2

Survey Methods and Results

Introduction

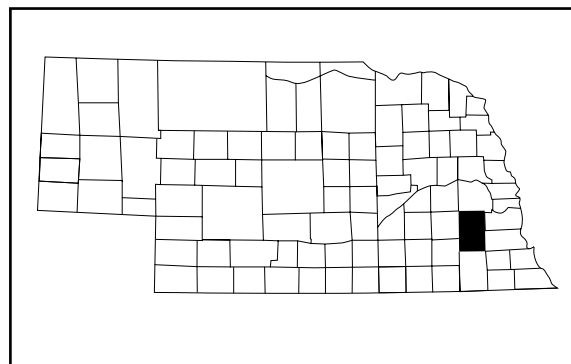
This chapter describes the methods used to conduct the survey and the results of the survey. The Nebraska State Historical Society (NSHS) retained Mead & Hunt to identify and document significant historic and architectural properties within Lancaster County, outside the corporate limits of Lincoln. Architectural historians from Mead & Hunt conducted a Nebraska Historic Buildings Survey (NeHBS) field survey in September and October 2007. The survey builds upon previous survey efforts undertaken by the NSHS and the Lincoln/Lancaster County Planning Department. For more information on the NeHBS refer to Chapter 4. Preservation in Nebraska.

Survey Methods

Objectives

The purpose of the survey was to identify and document significant properties that appeared to retain sufficient historic integrity to meet NeHBS survey criteria within Lancaster County. Properties meeting survey criteria were evaluated to determine if they qualified as potentially eligible for listing in the National Register of Historic Places (National Register) both individually and collectively as contributing properties within a possible historic district. This chapter highlights the results of the

survey effort with a description of the types of historic properties within the survey area. Chapter 3 provides a discussion of properties that may qualify for National Register designation and other recommendations.



*Figure 1. Map of Survey Area,
Lancaster County, Nebraska*

Survey Methodology

The purpose of a reconnaissance-level NeHBS is to provide data on properties of architectural and historical importance through research, evaluation, and documentation. Research is limited to a general review of the history of the development of the survey area. Properties that met NeHBS survey

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criteria were identified and documented as outlined in the *NeHBS Manual* (October 17, 2006).

Survey Area and Research

The survey area consisted of buildings, structures, sites, and objects within Lancaster County that are visible from the public right-of-way. Properties located within the corporate limits of Lincoln were excluded from the survey.

Architectural historians investigated published information about the history, culture, and settlement of Lancaster County and its communities at the following repositories: Nebraska State Historical Society Archives and Library, Nebraska State Historic Preservation Office (NeSHPO), Wisconsin Historical Society, and Love Library at the University of Nebraska-Lincoln.

Mead & Hunt collected information on previously surveyed properties and National Register-listed properties at the NeSHPO. NeSHPO and Lincoln/Lancaster County Planning Department staff and the Mead & Hunt survey team participated in a public meeting held in September 2007 that provided local residents with information about the survey. Residents were encouraged to share information about local history, properties that may gain significance from their association with an historic event or important person, and properties that are not visible from the public right-of-way.

Identification and Evaluation

The survey verified the location and evaluated the status of previously surveyed properties, and identified additional properties that qualify for inclusion in the NeHBS. Properties that met NeHBS survey criteria were documented with photographs, a basic physical description, and a geographic location that is plotted on a survey map and in a Geographic Information Systems (GIS) database. The Mead & Hunt survey team examined the integrity and significance of each previously surveyed and newly identified property and its potential to qualify for listing in the National Register.

During the field survey, architectural historians from Mead & Hunt drove known public roads and streets in the county, outside the corporate limits of Lincoln, and identified properties that appeared to possess historic and architectural significance and retained historic integrity as outlined in the *NeHBS Manual*. Generally, the *NeHBS Manual* follows National Park

Service (NPS) guidelines, which state that a property must:

- Be at least 50 years old, or less than 50 years in age but possess exceptional significance — following NeHBS guidelines, properties that fell a few years outside the 50-year mark were included in the survey if they were significant or unusual property types, even though they did not possess exceptional significance.
- Be in its original location — generally, historical associations are absent when a property is moved from its original location.
- Retain its physical integrity — for a property to retain physical integrity, its present appearance must closely resemble its original appearance. Common alterations to buildings include the replacement of original features with modern ones (such as new windows or porches), the construction of additions, and the installation of modern siding materials. Historic siding materials include asphalt shingles and sheet rolls and asbestos shingles that have been applied during the historic period of the property or more than 50 years ago. Generally, asphalt siding was used prior to World War II and asbestos siding was popularized after World War II. For further discussion of historic siding materials, see Glossary of Architectural Styles and Survey Terms. Properties that displayed many physical changes were excluded from the survey. Because urban residences are the most common property type within countywide building surveys, evaluation of houses followed a strict integrity standard. Due to the large number of these properties in the survey area, only properties that displayed architectural interest and retained a high degree of physical integrity were documented.

Generally, the survey team evaluated farmsteads and complexes of agricultural buildings and structures as a whole. If the primary building(s) of the farmstead or complex did not retain integrity or is of modern construction, the associated buildings were not included in the survey. The survey team made exceptions for outbuildings or structures that held significance collectively or individually, even if the farmhouse, main barn, or other large outbuildings did not retain sufficient integrity to qualify the collection of buildings for inclusion in the survey. The survey included abandoned properties that pre-date 1900, represent a rare or unusual property

type, or exhibited regional construction methods or use of materials such as stone or log.

Mead & Hunt evaluated commercial buildings individually and as potential contributing components of a commercial historic district. In accordance with NeHBS guidelines, an altered first-floor storefront alone did not eliminate a building from the survey. NeHBS guidelines acknowledge that the first-floor storefronts of commercial buildings are often modernized. If a commercial building retained historic wall surfaces, cornices, and second-level window openings, it was generally included in the survey.

Documentation

Architectural historians documented properties that met the survey criteria as outlined in the *NeHBS Manual* and recorded information gathered in the field into the NeHBS database. Property locations were recorded on a US Geological Survey, county road, and/or city map and in the database. Photographic documentation included two black-and-white photographs and digital images for each surveyed property, with representative streetscape and landscape views to demonstrate notable features within the survey area. During the evaluation, the survey team related properties to historic contexts and property types developed by the NeSHPO and outlined in the *NeHBS Manual*.

Property locations were digitized on-screen using an aerial image of the county and linked to attribute data. The image and data will be available to the NeSHPO and the Lincoln/Lancaster County Planning Department. Individual properties, such as bridges and residences, were plotted as a point feature while complexes of buildings and structures, such as farmsteads and cemeteries, were delineated with a polygon. Surveyed resources within communities were delineated as polygons based on parcel boundaries.

Documentation products submitted to the NSHS included a survey report, black-and-white photograph contact prints and negatives, digital images, digital GIS data layers, maps, a database, and research files.

Survey Limitations and Biases

Lancaster County included a number of properties that were not visible from the public right-of-way due to

dense shelterbelts or deep setbacks. The survey team attempted to view these properties; however, only those properties visible from the public right-of-way and not obscured by other buildings, foliage, or other obstructions were documented during field survey. Obscured properties were identified on survey maps. Properties were evaluated largely on design and architectural features. Information received from area residents helped identify properties associated with historic events or important persons.

National Register of Historic Places

The National Register is the official federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture. A property can be significant at the local, state, or national level. To qualify for listing in the National Register, properties generally must be at least 50 years old and possess historic significance and physical integrity.

To qualify for listing in the National Register, a property's significance must be demonstrated by one or more of the following criteria established by the NPS:

- Criterion A – Association with events or activities that have made a significant contribution to the broad patterns of our history.
- Criterion B – Association with the lives of persons significant in our past.
- Criterion C – Association with the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.
- Criterion D – Holds the potential to provide important information about prehistory or history.

Cemeteries, birthplaces, grave sites, religious properties, moved buildings, reconstructed properties, commemorative properties, and properties that have achieved significance within the last 50 years are considered ineligible for listing in the National Register. However, these properties may qualify if they fall into one of the following categories:

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- Religious properties deriving significance from architectural or artistic distinction or historical importance.

- Moved properties that are significant for architectural value.

- Birthplaces or gravesites if there is no other appropriate site directly associated with a significant person's public life.

- Cemeteries that derive primary significance from graves of persons of transcendent importance, from age, distinctive design features, or from association with historic events.

- Reconstructed buildings when built in a suitable environment.

- Commemorative properties with significant design, age, tradition, or symbolic value.

- Properties less than 50 years old that are of exceptional importance.

Integrity, meaning the ability of a property to convey its significance, is important in determining the eligibility of a property. A property's integrity must be evident through physical qualities, including:

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

The Glossary of Architectural Styles and Survey Terms defines the seven elements of integrity. For more information on the National Register refer to Chapter 4. Preservation in Nebraska.

Survey Results

The NeHBS of Lancaster County evaluated 684 properties. The survey team evaluated 114 previously surveyed properties, including eleven properties listed in the National Register. Mead & Hunt did not resurvey 103 previously surveyed properties that exhibited poor integrity, were nonextant, archaeological in nature, or located within the Lincoln City

limits. Two National Register-listed properties were determined to be nonextant.¹ In total, the survey team identified and documented 571 properties, including 531 newly surveyed properties and 40 properties that were resurveyed and met NeHBS survey criteria. See Table 1 and Table 2 below for a summary of surveyed properties by each community and in rural areas.

Illustrated Discussion of Significant Historic Contexts

Identified properties are related to ten historic contexts developed by the NeSHPO and listed in the *NeHBS Manual*. Each historic context outlines a particular theme in Nebraska history and includes a list of associated property types found in Nebraska related to each theme. Historic contexts, including examples of properties documented under the main historic contexts in the survey, are presented below. Properties recommended as potentially eligible for listing in the National Register are discussed in Chapter 3. Recommendations.

Agriculture

The agriculture context addresses property types related to food production, including crops and livestock. Within Lancaster County, the survey results primarily identified farmsteads associated with this context. Farmsteads typically consisted of a farmhouse flanked by barns, garages, machine sheds, and other outbuildings. With the introduction of modern farming practices during the second half of the twentieth century, modern outbuildings and utility buildings, often constructed of metal, were commonly added to agricultural complexes. In some cases, farmsteads were located a great distance from the public right-of-way or were surrounded by dense shelterbelts, which may have precluded their evaluation and inclusion in the survey. Examples of agricultural properties include a farmstead (LC00-140) near Agnew and a farmstead (LC00-343) near Panama.



Farmstead near Agnew, LC00-140



Commercial building in Martell, LC15-010



Farmstead near Panama, LC00-343



Grain elevator in Waverly, LC24-016

Commerce

The historic context of commerce is concerned with the buying and selling of commodities that are transported from one place to another. Associated property types include stores that provide a variety of products or services and grain elevators. Commercial buildings are often one or two stories, and consist of brick or false-front frame structures. Commercial Vernacular was the dominant architectural style reflected in commercial buildings. Numerous commercial properties were documented, such as the commercial building (LC15-010) in Martell and grain elevator (LC24-016) in Waverly.

Diversion

The diversion context relates to those activities designed for relaxation and amusement. Examples include the Pioneers Golf Course Clubhouse (LC00-255) near Lincoln and a park gazebo (LC07-012) in Firth.



Pioneers Golf Course Club House near Lincoln, LC00-255

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Park gazebo in Firth, LC07-012

Education

The education context relates to the processes of teaching and learning. The survey identified public schools as related property types. Urban schools are typically one or two stories in height and of brick or frame construction. Rural schools are usually simple frame buildings with gable roofs and few architectural details. Examples of educational buildings documented during the survey include a rural schoolhouse (LC00-150) near Emerald and Hickman School (LC09-031) in Hickman.



Rural schoolhouse near Emerald, LC00-150



Hickman School, LC09-031

Government

The context of government includes public buildings used for governmental functions and services, such as administrative offices, courthouses, police and fire stations, and post offices. Vernacular forms are most commonly used for government-related properties in Lancaster County. The Malcolm Post Office (LC14-006) and the Roca Post Office (LC20-004) are examples of government-related properties.



Malcolm Post Office, LC14-006



Roca Post Office, LC20-004

Religion

The context of religion relates to the institutionalized belief in, and practice of, faith. Related property types identified during the survey include churches, cemeteries, and clergy residences. The churches identified in the survey were typically of frame or brick construction, and most were vernacular buildings with arched fenestration.

Religious properties are not usually eligible for inclusion in the National Register unless the property derives its primary significance from architectural distinction or historical importance. Examples of religious properties recorded in the survey are the United Methodist Episcopal Church (LC15-002) in Martell and the Kramer Community Cemetery (LC00-158) near Kramer.



United Methodist Episcopal Church in Martell, LC15-002



Front gable house near Davey, LC00-284



Kramer Community Cemetery near Kramer, LC00-158



Front gable house near Bennet, LC00-240

Settlement/Architecture

The historic context of settlement pertains to the division, acquisition, and ownership of land. Residential properties are the primary property type associated with settlement in the survey area, and represent the largest pool of buildings surveyed. Vernacular forms with stylized architectural details generally characterize the residential properties within the survey area and were documented if they retained a high degree of integrity. For definitions of architectural styles and terms, refer to Glossary of Architectural Styles and Survey Terms. Below is a description of the residential architectural styles found within the survey area.

Vernacular forms consist of functional, often simplistic, buildings and structures. Vernacular buildings do not exhibit high-style architecture in their design and are generally designed and constructed by local builders and not by trained architects.

Front gable vernacular

Front gable houses are among the most common house type in the survey area, and generally are one-and-one-half stories, rectangular square in plan, with a prominent front gable.

Side gable vernacular

Side gable houses are relatively common in the survey area, and generally are one-and-one-half stories in height.



Side gable house in Hickman, LC09-038

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Side gable house in Holland, LC10-003



Prairie cube house in Waverly, LC24-011

Gabled ell

Gabled ell style houses are also common in the survey area. They are generally one-and-one-half stories and consist of two gabled wings that are perpendicular to each other in an "L" or "T" plan.



Gabled ell house in Bennet, LC02-018



Prairie cube house in Firth, LC07-021



Gabled ell house in Firth, LC07-001

Prairie cube

A small number of prairie cube houses were identified in the survey. Prairie cubes are typically a one-story, square house with a hip roof.

Examples of side gable, front gable, and gabled ell, and prairie cube houses were found throughout the survey area functioning as farmhouses and residences in communities. These houses commonly have a symmetrical fenestration pattern and modest architectural details. The most commonly displayed details include front porches with turned spindle columns, interior brick chimneys, and dormers. Houses frequently exhibit a vernacular form with a mixture of elements borrowed from high-style architecture. Architectural styles featured in Lancaster County include Queen Anne, Craftsman, Period Revival, Ranch and Contemporary.

Craftsman-style bungalows

Houses constructed in this manner commonly exhibit low pitched or sweeping gable roofs with exposed rafters, one-and-one-half stories, and brick or stucco exteriors. This building style was common during the 1920s and 1930s in both rural and urban houses.

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Craftsman-style bungalow in Hickman, LC09-005

Queen Anne

These houses date from the late nineteenth and early twentieth centuries and display frame construction with an irregular form. Details include decorative shingle work, porches with scrollwork and spindles, turrets, and a variety of wall materials.



Peter Peterson Queen Anne-style farmhouse near Waverly, LC00-021

American Foursquare

American Foursquare houses are generally two stories with large massing and a square plan. Architectural features typically include a hipped roof, often with a hipped dormer on one or more elevations, and a porch across the front facade.



American Foursquare house near Bennet, LC00-241

Period Revival

Period Revival styles include Dutch Colonial Revival and Tudor Revival. These styles were popular during the early decades of the twentieth century and reflect a variety of characteristics associated with the period revival movement.



Dutch Colonial Revival house in Denton, LC05-007



Dutch Colonial Revival house in Firth, LC07-017



Tudor Revival house in Martell, LC15-006

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Tudor Revival house near Cheney, LC00-318

Ranch

The Ranch form is typically asymmetrical and consists of one story with a low pitch roof and wide eaves. Exterior walls are typically wood or brick, sometimes in combination. A garage is nearly always incorporated into the main mass of the house. The Ranch became the dominant house type from 1950 to 1970.



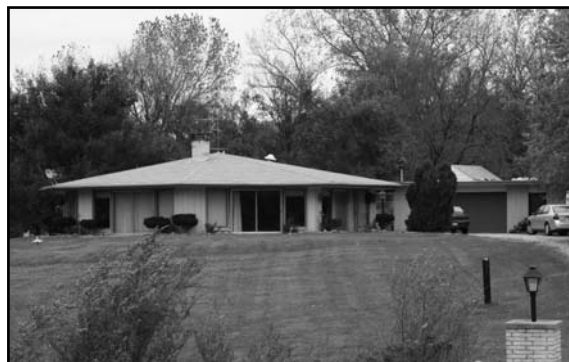
Ranch house in Hickman, LC09-014



Ranch house in Holland, LC10-005

Contemporary

The Contemporary style was common for architect-designed houses built from 1950 to 1970. Contemporary houses are commonly one story in height and feature low pitch hip or flat roofs. Overhanging eaves and exposed structural members are common. Designers often stressed integration with the landscape by utilizing planters and large picture windows. Examples include a house (LC00-352) near Roca, and a house (LC00-361) near Holland.



Contemporary house near Roca, LC00-352



Contemporary house near Holland, LC00-361

Services

The services context pertains to primary support services provided by the government and also includes private professional services. Examples of associated property types include banks and public utility buildings. Service-related properties include a bank (LC02-024) in Bennet and the Sheldon Station power plant (LC00-381) near Hallam.



Bank in Bennet, LC02-024



OLD highway marker near Emerald, LC00-129



Sheldon Station power plant near Hallam, LC00-381

Transportation

Transportation relates to the carrying, moving, or conveying of materials and people from one place to another. Examples of associated property types include roads, gas stations, bridges, railroad stations and depots. Related properties include a steel pony truss bridge (LC00-286) near Agnew and an Omaha-Lincoln-Denver highway marker (LC00-129) near Emerald.



Steel pony truss bridge near Agnew, LC00-286

Military

The military context relates to properties built to support a wide range of functions of state or federal military agencies. These properties often include amenities for military personnel living at the facilities. Examples include air defense missile stations and ammunition storage facilities. Military related properties include a Nike Hercules missile station (LC00-124) near Sprague.



Nike Hercules missile station near Sprague, LC00-124

Notes

¹ Of the 105 properties that were not resurveyed, 39 were located within the Lincoln City limits, archaeological in nature, or military sites with restricted access. Two National Register-listed bridges were not located during field survey and are believed to be nonextant – the Beal Slough Bridge (LC00-102) and the Olive Branch Bridge (LC00-103).

Table 1. Numerical Summary of Survey Results

Total number of historic properties evaluated	684
Previously identified historic properties	114
Previously identified archeological sites, missile sites, and trails that surveyors could not locate	39
Previously identified historic properties that have lost historic integrity or are nonextant	64
Previously identified historic properties with historic integrity	40
Newly identified properties with historic integrity	531
Total number of properties identified and documented	571

Table 2. Numerical Summary of Survey by Location

Location	Properties Surveyed
LC00 - Rural	352
LC01 - Agnew	2
LC02 - Bennet	24
LC03 - Cheney	4
LC04 - Davey	7
LC05 - Denton	13
LC06 - Emerald	2
LC07 - Firth	25
LC08 - Hallam	7
LC09 - Hickman	38
LC10 - Holland	8
LC12 - Kramer	1
LC14 - Malcolm	8
LC15 - Martell	10
LC16 - Panama	18
LC17 - Prairie Home	2
LC18 - Princeton	4
LC19 - Raymond	4
LC20 - Roca	5
LC21 - Rokeby	1
LC22 - Sprague	12
LC23 - Walton	2
LC24 - Waverly	22
Total	571

Chapter 3

Recommendations

Introduction

One purpose of the Nebraska Historic Building Survey (NeHBS) of Lancaster County was to identify properties that may qualify for listing in the National Register of Historic Places (National Register). National Register listing is an honorific status given to properties that possess historic or architectural significance at the local, state, or national level.

Nine properties in Lancaster County, outside the corporate limits of Lincoln, are currently listed in the National Register.

Herter Farmstead, LC00-190, listed in 2000
Peter Peterson Farmstead, LC00-021, listed in 1980
Retzlaff Farmstead (Stevens Creek Stock Farm), LC00-022, listed in 1979
Ehlers Round Barn, LC00-035, listed in 1995
Pioneers Park, LC00-045, listed in 1993
Schrader Archeological Site, listed in 2004
Nine-Mile Prairie, LC00-075, listed in 1986
William H. Charlton House, LC00-127, listed in 1997
Nebraska City to Fort Kearny Cutoff Ruts at Spring Creek Prairie, LC00-128, listed in 2002

National Register of Historic Places Recommendations

As a result of this survey, Mead & Hunt recommends 122 individual properties as potentially eligible for listing in the National Register. These properties

retain good integrity and possess the characteristics and significance that may allow them to be listed in the National Register. During a reconnaissance-level survey, research efforts are limited and most properties are identified based on their architectural style and historic integrity. As a result, most properties are recommended for listing under *Criterion C: Architecture* and demonstrate a significant architectural type or method of construction. Some properties, such as religious properties, may also need to meet National Register Criteria Considerations to be eligible for listing. Additional intensive-level research on potentially eligible properties and review by the Nebraska State Historic Preservation Office (NeSHPO) is necessary before a final decision is made on eligibility or in order to pursue National Register listing.

Properties recommended as potentially eligible for listing in the National Register are identified and illustrated below under their primary NeHBS historic context. For a discussion of historic contexts, see Chapter 2. Survey Methodology and Results.

Chapter 3. Recommendations

Agriculture



John W. Prey Farmstead near Roca, LC00-007



Barn near Hickman, LC00-020



Mills Farmstead near Lincoln, LC00-009



Joseph Burgess Farmstead near Denton, LC00-043



Krull Farmhouse near Sprague, LC00-012



Barn near Waverly, LC00-052



Keys Farmstead near Roca, LC00-014



Barn near Walton, LC00-055



Farmhouse near Raymond, LC00-132



Del O'Brien Farmstead near Lincoln, LC00-181



Farmstead near Emerald, LC00-136



Farmstead near Cheney, LC00-182



Farmhouse near Malcolm, LC00-147



Farmhouse near Cheney, LC00-187



Farmstead near Kramer, LC00-161



Steve Johnson Farmstead near Lincoln, LC00-188

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Farmstead near Lincoln, LC00-210



Farmstead near Malcolm, LC00-228



Brown Farmstead near Waverly, LC00-221



Farmstead near Raymond, LC00-234



Farmstead near Waverly, LC00-224



Farmstead near Davey, LC00-237



Farmstead near Raymond, LC00-227



Farmstead near Princeton, LC00-268



Farmhouse near Princeton, LC00-270



Farmstead near Prairie Home, LC00-306



Farmstead near Raymond, LC00-288



Karl Lemke Farmhouse near Walton, LC00-310



Rogers Memorial Farm near Prairie Home, LC00-291



Penterman Farmstead near Walton, LC00-311



Jacoby Homestead near Prairie Home, LC00-299



Farmstead near Princeton, LC00-323

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Farmstead near Firth, LC00-332



Farmstead near Hallam, LC00-356



Farmstead near Firth, LC00-336



Farmstead near Martell, LC00-369



Farmstead near Bennet, LC00-348



Farmstead near Hallam, LC00-372



Farmstead near Walton, LC00-353



Farmstead near Martell, LC00-377



Farmstead near Martell, LC00-395



Farmstead near Rokeby, LC00-408



Farmstead near Martell, LC00-396



Farmstead near Emerald, LC00-424



Farmstead near Martell, LC00-397



Barn near Cheney, LC00-436



Farmhouse near Rokeby, LC00-401



Barn and silo near Walton, LC00-437

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Barn near Walton, LC00-438



Barn near Waverly, LC00-448



Wunibald Farmstead near Cheney, LC00-439



Haeger Dairy Barn near Walton, LC00-440



Farmstead near Bennet, LC00-441

Commerce



Lone Oak Restaurant near Lincoln, LC00-098



Grain Elevator in Agnew, LC01-002



Grain Elevator in Cheney, LC03-004



Commercial Building in Waverly, LC24-015



Commercial Building in Denton, LC05-004



Commercial Building in Princeton, LC18-006



Farmers Coop Grain Elevator in Walton, LC23-002

Communication



Telegraph Building in Waverly, LC24-013

Diversion



Hillcrest County Club Clubhouse near Lincoln, LC00-174

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Education



School near Lincoln, LC00-275



School near Lincoln, LC00-411



District 153 School in Cheney, LC03-002

Government



Ammunition Storage Facility near Lincoln, LC00-117



Barracks near Martell, LC00-123

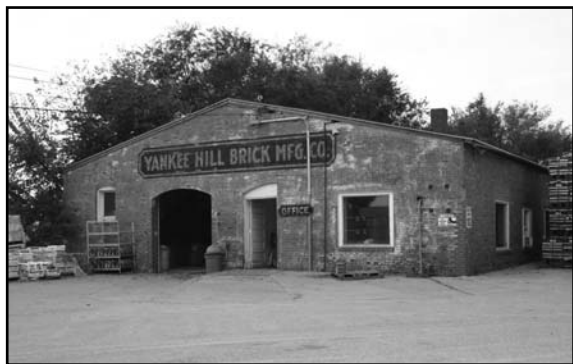


Davey Post Office, LC04-003



Raymond Post Office, LC19-002

Manufacturing Industry



Yankee Hill Brickyard Office near Lincoln, LC00-033



St. Mary's Complex (School) near Lincoln, LC00-214

Religion



Cedar Hill Methodist Church near Waverly, LC00-201



St. Mary's Complex (Retreat House) near Lincoln, LC00-215



St. Mary's Complex (Convent) near Lincoln, LC00-213



Bethlehem Lutheran Church in Davey, LC04-002

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St. Mary's Church in Davey, LC04-008



Farmer's Bank in Panama, LC16-008



United Presbyterian Church in Hickman, LC09-027

Settlement Systems



House near Agnew, LC00-142

Services



Bank in Firth, LC07-013



House near Bennet, LC00-248



House in Bennet, LC02-009



House in Bennet, LC02-021



House in Bennet, LC02-014



House in Davey, LC04-007



House in Bennet, LC02-017



House in Denton, LC05-007



House in Bennet, LC02-018



House in Firth, LC07-001

Chapter 3. Recommendations



House in Firth, LC07-009



House in Hickman, LC09-033



House in Hickman, LC09-007



House in Malcolm, LC14-003



House in Hickman, LC09-008



House in Martell, LC15-005



House in Hickman, LC09-022



House in Martell, LC15-006



House in Panama, LC16-006



House in Waverly, LC24-010



House in Raymond, LC19-003



House in Sprague, LC22-005



House in Sprague, LC22-008

Transportation



OLD Concrete Highway Marker near Emerald, LC00-129



Concrete Highway Marker near Lincoln, LC00-179

- Concrete Highway Marker near Waverly, LC00-195 (pictured above)
- Concrete Highway Marker near Lincoln, LC00-212
- Concrete Highway Marker near Raymond, LC00-232

Chapter 3. Recommendations

- Concrete Highway Marker near Bennet, LC00-243
- Concrete Highway Marker near Cheney, LC00-245
- Concrete Highway Marker near Davey, LC00-276
- Concrete Highway Marker near Davey, LC00-277
- Concrete Highway Marker near Firth, LC00-331
- Concrete Highway Marker in Agnew, LC01-001
- Concrete Highway Marker in Cheney, LC03-001
- Concrete Highway Markers (3) in Denton, LC05-009



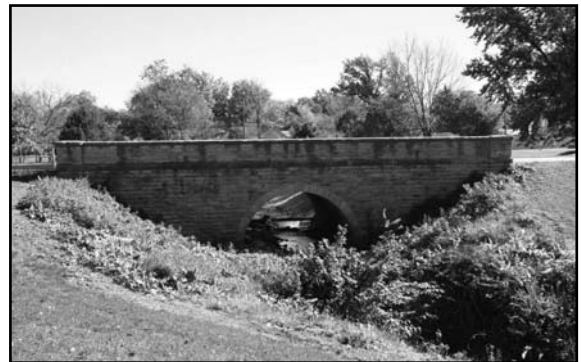
County Highway Garage near Waverly, LC00-303



Stone Bridge near Princeton, LC00-327



County Highway Garage in Bennet, LC02-013



Stone Arch Bridge in Hickman, LC09-030



County Highway Garage in Hickman, LC09-041



Service Garage in Panama, LC16-007



County Highway Garage in Sprague, LC22-010



House near Roca (c. 1965), LC00-352

Future Survey and Research Needs

Some properties included in the survey possess a distinctive architectural style and retain a high degree of integrity, but were not old enough at the time of the survey to be considered eligible for the National Register. The following properties should be reevaluated for eligibility under *Criterion C: Architecture* when they reach 50 years of age.



House near Lincoln (c. 1960), LC00-192



House near Holland (c. 1965), LC00-361



House near Lincoln (c. 1965), LC00-347



House near Lincoln (c. 1965), LC00-382



House near Kramer (c. 1970), LC00-393

Chapter 3. Recommendations

The 2007 NeHBS of Lancaster County identified historic topics and resource types that would benefit from further study. The following research and survey activities would help to interpret Lancaster County's unique history for local residents, the Nebraska State Historical Society (NSHS), and interested historians.

Comprehensive Survey

Many rural Lancaster County properties are not visible from the public right-of-way and could not be included in this survey. The Lincoln/Lancaster County Planning Department and the NSHS could undertake a reconnaissance-level survey of these properties to gain comprehensive survey coverage.

Intensive Survey of Stone Buildings

Lancaster County has a number of stone buildings constructed from locally-quarried materials. These buildings reflect the early quarrying industry that was important to the development of some communities. A particularly dense concentration is located in the vicinity of Roca. An intensive survey of stone construction in the county would facilitate the development of a historic context for this early construction method.

Intensive Survey of Federal Work Relief-Related Resources

The reconnaissance survey identified resources, including bridges and county highway garages, which may have been built by New Deal Programs. During the Great Depression, federal work relief programs, including the Works Progress Administration (WPA) and Civilian Conservation Corps (CCC), were responsible for the construction of a variety of resource types, including park structures, bridges, and buildings. An intensive survey of WPA and CCC-related resources in Lancaster County, including those located within the City of Lincoln, would assist in assessing the extent of work relief efforts in Lancaster County and developing a historic context.

National Register Nomination of County Highway Markers

The reconnaissance survey identified twelve concrete county highway markers along roadways in

Lancaster County that mark directions and distance to communities and entrances to communities. Concrete markers are unique remnants of early roadway development in the county. These resources are individually eligible for the National Register under *Criterion A: Transportation* and may be recognized with a Multiple Property Documentation.

Local Preservation Activities

Lancaster County has a significant amount of historic preservation potential. The continuing goal of historic preservation is to instill preservation as a community value and to consider the county's historic resources in future planning activities. The NSHS, together with the Lincoln/Lancaster County Planning Department, can increase public education of the county and state's historic resources and preservation issues and initiate local preservation activities. Examples of activities include:

- Establishing locally designated landmarks and design guidelines
- Listing properties in the National Register
- Strengthening county and regional preservation by partnering with neighboring counties and communities on projects such as interpretive driving tours, oral histories, and other projects to heighten public awareness. For more information about the National Register and local preservation activities, see Chapter 4. Preservation in Nebraska.

Chapter 4

Preservation in Nebraska

Introduction

Throughout much of Nebraska's history, historic preservation was the province of dedicated individuals and organizations working alone in local communities. Since the passage of the National Historic Preservation Act of 1966, however, the governor of each state has been required to appoint a State Historic Preservation Officer (SHPO) to oversee preservation efforts mandated by the Act. In Nebraska, the Director of the Nebraska State Historical Society (NSHS) serves as SHPO. The staff of the NSHS' Historic Preservation Division forms the Nebraska State Historic Preservation Office (NeSHPO).

The NeSHPO administers a wide range of preservation programs. The duties of the NeSHPO relating to programs called for by the National Historic Preservation Act include:

- Conducting and maintaining a statewide historic building survey.
- Administering the National Register of Historic Places (National Register) program.
- Assisting local governments in the development of historic preservation programs and certification of qualifying governments.

- Assisting federal agencies in their responsibility to identify and protect historic properties that may be affected by their projects.

- Administering a federal tax incentives program for the preservation of historic buildings.

In addition to these duties, Nebraska has a state-sponsored financial incentive for preservation called the Valuation Incentive Program, which the NeSHPO administers.

What follows is a brief description of NeSHPO programs, followed by a staff guide with telephone numbers. Though described separately, it is important to remember that NeSHPO programs often act in concert with other programs and should be considered elements of the NeSHPO mission and a part of the mission of the NSHS.

Nebraska Historic Buildings Survey

The Nebraska Historic Buildings Survey (NeHBS) was begun in 1974. The survey is conducted on a county-by-county basis and currently includes more than 70,500 properties that reflect the rich architectural and historic heritage of Nebraska. The survey is conducted by researchers who drive every rural and urban public road in a county and record each property that meets certain historic requirements. Surveyors do not enter private property without

Chapter 4. Preservation in Nebraska

permission. In addition to this fieldwork, surveyors research the history of the area to better understand their subject. The NeHBS often includes thematic subjects that may be unique to a certain county, such as an historic highway or type of industry.

The purpose of the NeHBS is to help local preservation advocates, elected officials, land-use planners, economic development coordinators, and tourism promoters understand the wealth of historic properties in their community. Properties included in the survey have no use restrictions placed on them, nor does the survey require any level of maintenance or accessibility by property owners. Rather, the survey provides a foundation for identifying properties that may be worthy of preservation, promotion, and recognition within a community.

The NeHBS provides a basis for preservation and planning at all levels of government and for individual groups or citizens. Generally, the NeHBS includes properties that convey a sense of architectural significance. When possible and known, NeHBS also describes properties that have historical significance. The survey is not intended to be a comprehensive history of a county, but a detailed “first look” at historic properties. Additionally, because the NeHBS is in part federally funded, the NeSHPO must use federal guidelines when evaluating and identifying historic properties. In short, the NeHBS is not an end in itself, but a beginning for public planners and individuals that value their community’s history.

For more information, please call the Survey Coordinator listed below.

National Register of Historic Places

One of the goals of the NeHBS is to help identify properties that may be eligible for listing in the National Register of Historic Places (National Register). The National Register is our nation’s official list of significant historic properties. Created by the National Historic Preservation Act of 1966, the National Register includes buildings, structures, districts, objects, and sites that are significant in our history or prehistory. These properties may reflect a historically significant pattern, event, person, architectural style, or archaeological site. National Register properties may be significant at the local, state, or national levels.

Properties need not be as historic as Fort Robinson or architecturally spectacular as the Nebraska State Capitol to be listed in the National Register. Local properties that retain their physical integrity and convey local historic significance may also be listed in the National Register.

It is important to note what listing a property in the National Register means or, perhaps more importantly, what it does not mean. The National Register does not:

- Restrict, in any way, a private property owner’s ability to alter, manage, or dispose of a property.
- Require that properties be maintained, repaired, or restored.
- Invoke special zoning or local landmark designation.
- Allow the listing of an individual private property over an owner’s objection.
- Allow the listing of an historic district over a majority of property owners’ objections.
- Require public access to private property.

Listing a property in the National Register does:

- Provide prestigious recognition to significant properties.
- Encourage the preservation of historic properties.
- Provide information about historic properties for local and statewide planning purposes.
- Help promote community development, tourism, and economic development.
- Provide basic eligibility for financial incentives, when available.

For more information, please call the National Register Coordinator listed below.

Certified Local Governments

An important goal of the NeSHPO is to translate the federal preservation program, as embodied by the

National Historic Preservation Act, to the local level. One element of this goal is to link local governments with a nationwide network of federal, state, and local organizations. One of the most effective tools for this purpose is the Certified Local Government (CLG) program. A CLG is a local government, either a county or municipality that has adopted preservation as a priority. To become a CLG, a local government must:

- Establish a preservation ordinance that includes protection for historic properties at a level the community decides is appropriate.
- Promote preservation education and outreach.
- Conduct and maintain some level of a historic building survey.
- Establish a mechanism to designate local landmarks.
- Create a preservation commission to oversee the preservation ordinance and the CLG program.

The advantages of achieving CLG status include:

- A CLG is eligible to receive matching funds from the NeSHPO that are unavailable to non-CLGs.
- Contributing buildings within local landmark districts may be eligible for preservation tax incentives (see below), without being listed in the National Register.
- Through the use of their landmarking and survey programs, CLGs have an additional tool when considering planning, zoning, and land-use issues relating to historic properties.
- CLGs have the ability to monitor and preserve structures that reflect the community's heritage.
- CLGs have access to a nationwide information network of local, state, federal, and private preservation institutions.
- Finally, but not least, a CLG through its ordinance and commission has a built-in mechanism to promote pride in, and understanding of, a community's history.

Certification of a local government for CLG status comes from the NeSHPO and the National Park Service, and there are general rules to follow. A community considering CLG status, however, is given broad flexibility within those rules when structuring its CLG program. The emphasis of the CLG program is local management of historic properties with technical and economic assistance from the NeSHPO.

Federal Project Review

Section 106 of the National Historic Preservation Act requires that federal agencies take into account the effect of their undertakings on historic properties; develop and evaluate alternatives that could avoid, minimize, or mitigate adverse effects their projects may have on historic properties; and afford the federal Advisory Council on Historic Preservation an opportunity to comment on the project and its effects on historic properties. The regulations that govern the Section 106 process, as it is known, also require that the federal agency consult with the NeSHPO when conducting these activities.

For example, if the Federal Highway Administration (FHWA), through the Nebraska Department of Roads, contemplates construction of a new highway, FHWA must contact the NeSHPO for assistance in determining whether any sites or structures located in the project area are listed in, or eligible for listing in, the National Register. If properties that meet this criteria are found, the FHWA must consult with the NeSHPO to avoid or reduce any harm the highway might cause the property. Note that a property need not actually be listed in the National Register to be considered for protection, only to have been determined eligible for listing. This process is to take place early enough in the planning process to allow for alternatives that would avoid adverse effects to historic properties; i.e., in the example above, the modification of a new highway's right-of-way could avoid an archaeological site or historic barn.

It is important to note that public participation in this process is vital. The Section 106 process requires the federal agency to seek views of the public and interested parties if adverse effects to historic properties are discovered through consultation with the NeSHPO. The NeSHPO examines information provided by the federal agency, the NeHBS, and the National Register; but often the most valuable information comes from comments provided by the

Chapter 4. Preservation in Nebraska

public. Section 106 was included in the National Historic Preservation Act to protect locally significant historic properties from unwitting federal action.

For more information about Section 106 review, please contact a member of the Federal Agency Review staff of the NeSHPO listed below.

Preservation Tax Incentives

Since 1976 the Internal Revenue Code has contained provisions offering tax credits for the certified rehabilitation of income-producing historic properties. Historic properties are defined as those listed in the National Register, or as buildings that contribute to the significance of a National Register or a locally landmarked (by a CLG see above) historic district. An income-producing property may be a rental residential, office, commercial, or industrial property. Historic working barns or other agriculture-related outbuildings may also qualify.

A certified rehabilitation is one that conforms to the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. The standards are a common sense approach to the adaptive reuse of historic buildings. It is important to remember that this program promotes the rehabilitation of historic properties so that they may be used to the benefit and enjoyment of the property owner and a community. The program is not necessarily intended to reconstruct or restore historic buildings to exact, as-built specifications.

The tax incentive program in Nebraska has been responsible for:

- Reinvesting millions of dollars for the preservation of historic buildings.
- Establishing thousands of low- and moderate-income housing units and upper-income units.
- Encouraging the adaptive reuse of previously under or unutilized historic properties in older downtown commercial areas.
- Helping to broaden the tax base.
- Giving real estate developers and city planners the incentive to consider projects in older, historic neighborhoods.

- Helping stabilize older, historic neighborhoods.

Certification of the historic character of the income-producing property (usually by listing the property in the National Register) and certification of the historic rehabilitation is made by both the NeSHPO and the National Park Service. Before initiating any activity for a project that anticipates the use of preservation tax credits, owners should contact the NeSHPO and a professional tax advisor, legal counsel, or appropriate local Internal Revenue Service office.

For more information, please call the Preservation Tax Incentives Coordinator listed below.

Valuation Incentive Program

The Valuation Incentive Program (VIP) is a property tax incentive that assists in the preservation of Nebraska's historic buildings. Through the valuation preference, the *assessed valuation* of an historic property is frozen for eight years at the year rehabilitation is begun. The valuation then rises to its market level over a period of four years.

To be eligible for this state tax incentive, a building must:

- Be a qualified historic structure, either by listing in the National Register or by local landmark designation through an approved local ordinance.
- Be substantially rehabilitated, which means the project must be worth at least 25% of the property's base-year assessed value.
- Be rehabilitated in accordance with the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*.

Buildings *must* be a qualified historic structure and the NeSHPO must approve the rehabilitation before construction work starts in order to qualify for the tax freeze benefits.

The tax freeze benefits the owners of the historic properties and the community by:

- Providing a real economic incentive to rehabilitate historic buildings.
- Increasing the long-term tax base of a community.

- Helping stabilize older, historic neighborhoods and commercial areas.

- Encouraging the promotion, recognition, and designation of historic buildings.

- Allowing participation by local governments that enact approved historic preservation ordinances.

For more information about VIP, please contact the NeSHPO at the contact numbers listed below.

Public Outreach and Education

The primary function of the NeSHPO is to assist communities in preserving significant buildings, sites, and structures that convey a sense of community history. The most powerful tool available to the NeSHPO in this regard is public education. For this reason, NeSHPO staff spend considerable time conducting public meetings and workshops and disseminating information to the public.

The NeSHPO's goal is to assist local individuals, groups, and governments understand, promote, and preserve historic properties. The NeSHPO advocates not only the self-evident aesthetic advantages of historic preservation, but also the potential for preservation to help promote economic development, community planning, tourism, environmental sensitivity, and land-use planning.

The above short descriptions are meant to orient the reader to the NeSHPO programs within the larger mission of the NSHS. As all NeSHPO programs originate from a common source - the National Historic Preservation Act - they work best when they are used together, either in whole or in part. For the programs to function at all, they require the interest and participation of the people they are meant to serve . . . the public.

For more information about the NeSHPO or the programs described above, please call (402) 471-4787 or 1-800-833-6747. Information is also available at the Nebraska State Historical Society web page at www.nebraskahistory.org.

Organizational Contacts

Lincoln/Lancaster County Planning Department and CLG

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Nebraska State Historic Preservation Office

General information
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State Historic Preservation Officer
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L. Robert Puschendorf, Associate Director
Deputy State Historic Preservation Officer
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Nebraska Historic Buildings Survey

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National Register of Historic Places

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Certified Local Governments

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Chapter 4. Preservation in Nebraska

Preservation Tax Incentives and Valuation Incentive Program (VIP)

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Federal Agency Review (Section 106 Review)

Stacy Stupka-Burda
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E-mail: sstupka-burda@nebraskahistory.org

Archaeology

Terry Steinacher, Archaeology Program Associate
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E-mail: tsteinach@bbc.net

The personnel above, excluding Terry Steinacher,
may also be reached by dialing 1-800-833-6747.

State of Nebraska Historic Preservation Board Members

Janet Jeffries-Beauvais – Crete
Ken Bunker, President of NSHS Board of Trustees –
Omaha
Paul Demers – Lincoln
Nancy Gillis – Bancroft
George Haecker – Omaha
Nancy Haney – Lyman
Nancy Carlson – Genoa
Jim McKee – Lincoln
Pat Phillips – Omaha
Catherine Renschler – Hastings
Marianne Simmons – Fremont
Michael J. Smith, Director – Lincoln

Appendix A. List of Surveyed Properties

NeHBS Site Number	Name	Address	City
LC00-006	Prey, John D., Settlement Site	Rural	Roca
LC00-007	Prey, John W., Farmstead	Rural	Roca
LC00-008	Esther Warner Farmhouse	Rural	Roca
LC00-009	Mills, William, Farmstead	Rural	Lincoln
LC00-010	Krueger, William, Sr., Farmstead	Rural	Roca
LC00-011	Thornton, William, Farmstead	Rural	Roca
LC00-012	Krull Farmhouse	Rural	Sprague
LC00-014	Keys Farmstead	Rural	Roca
LC00-020	Barn	Rural	Hickman
LC00-033	Yankee Hill Brickyard	Rural	Lincoln
LC00-043	Burgess, Joseph, Farmstead	Rural	Denton
LC00-049	Farmstead	Rural	Malcolm
LC00-050	Farmstead	Rural	Lincoln
LC00-052	Farmstead	Rural	Waverly
LC00-054	Concrete Bridge, J-138	Rural	Walton
LC00-055	Kettlehut Farm Homestead	Rural	Walton
LC00-059	Weese Farmstead	Rural	Prairie Home
LC00-076	Farmstead	Rural	Raymond
LC00-080	House	Rural	Panama
LC00-081	Farmstead	Rural	Firth
LC00-085	Farmstead	Rural	Kramer
LC00-086	Danish Cemetery	Rural	Davey
LC00-098	Lone Oak Restaurant	Rural	Lincoln
LC00-104	Olive Branch Bridge	Rural	Kramer
LC00-106	Big Nemaha River Bridge	Rural	Princeton
LC00-107	Bridge	Rural	Prairie Home
LC00-110	Rock Creek Bridge	Rural	Davey
LC00-111	Bridge	Rural	Walton
LC00-113	Middle Creek Bridge	Rural	Emerald
LC00-116	Rock Creek Bridge	Rural	Davey
LC00-117	Ammunition Storage Facility	Rural	Lincoln
LC00-120	St. Joseph's Cemetery	Rural	Agnew
LC00-123	NIKE Hercules Missile Site	Rural	Martell
LC00-124	NIKE Hercules Missile Site	Rural	Sprague
LC00-129	OLD Concrete Highway Marker	US 6 and West County Line	Emerald
LC00-131	House	Rural	Lincoln
LC00-132	Farmstead	Rural	Raymond
LC00-133	Farmstead	Rural	Raymond
LC00-134	Farmers Co-op Grain Elevator	Rural	Emerald
LC00-135	Farmstead	Rural	Emerald
LC00-136	Farmstead	Rural	Emerald
LC00-137	Zion Lutheran Cemetery	Rural	Emerald
LC00-138	House	Rural	Malcolm
LC00-139	Farmstead	Rural	Malcolm
LC00-140	Farmstead	Rural	Agnew
LC00-141	Farmstead	Rural	Agnew
LC00-142	House	Rural	Agnew
LC00-143	Bridge	Rural	Raymond
LC00-144	House	Rural	Lincoln
LC00-145	House	Rural	Malcolm
LC00-146	House	Rural	Malcolm
LC00-147	Farmstead	Rural	Malcolm
LC00-148	St. Paul's Lutheran Cemetery	Rural	Malcolm
LC00-149	Farmstead	Rural	Malcolm
LC00-150	School	Rural	Emerald
LC00-151	Railroad Bridge	Rural	Emerald
LC00-152	Railroad Bridge	Rural	Emerald

Appendix A. List of Surveyed Properties

NeHBS Site Number	Name	Address	City
LC00-153	Farmstead	Rural	Denton
LC00-154	Railroad Bridge	Rural	Denton
LC00-155	Cemetery	Rural	Kramer
LC00-156	Cemetery	Rural	Kramer
LC00-157	Lutheran Cemetery	Rural	Kramer
LC00-158	Kramer Community Cemetery	Rural	Kramer
LC00-159	Farmstead	Rural	Kramer
LC00-160	House	Rural	Kramer
LC00-161	Farmstead	Rural	Kramer
LC00-162	Farmstead	Rural	Kramer
LC00-163	Farmstead	Rural	Kramer
LC00-164	Farmstead	Rural	Kramer
LC00-165	Olive Branch Cemetery	Rural	Kramer
LC00-166	Farmstead	Rural	Kramer
LC00-167	Farmstead	Rural	Kramer
LC00-168	Farmstead	Rural	Kramer
LC00-169	Farmstead	Rural	Hallam
LC00-170	Farmstead	Rural	Hallam
LC00-171	Farmstead	Rural	Hallam
LC00-172	Farmstead	Rural	Kramer
LC00-173	Bridge	Rural	Sprague
LC00-174	Hillcrest County Club Clubhouse	Rural	Lincoln
LC00-175	House	Rural	Lincoln
LC00-176	House	Rural	Lincoln
LC00-177	Simmons Saltillo Cemetery	Rural	Lincoln
LC00-178	House	Rural	Lincoln
LC00-179	Highway Marker	Rural	Lincoln
LC00-180	House	Rural	Lincoln
LC00-181	Del O'Brien Farmstead	Rural	Lincoln
LC00-182	Farmstead	Rural	Cheney
LC00-183	Cheney Cemetery	Rural	Lincoln
LC00-184	Farmstead	Rural	Roca
LC00-185	Roca Cemetery	Rural	Roca
LC00-186	House	Rural	Roca
LC00-187	Jensen Homeplace	Rural	Cheney
LC00-188	Johnson, Steve, Farmstead	Rural	Lincoln
LC00-189	Farmstead	Rural	Lincoln
LC00-191	Cemetery	Rural	Lincoln
LC00-192	House	Rural	Lincoln
LC00-193	Farmstead	Rural	Davey
LC00-194	House	Rural	Davey
LC00-195	Highway Marker	Rural	Waverly
LC00-196	Farmstead	Rural	Davey
LC00-197	Bridge	Rural	Davey
LC00-198	Farmstead	Rural	Davey
LC00-199	Farmstead	Rural	Davey
LC00-200	Farmstead	Rural	Waverly
LC00-201	Cedar Hill Methodist Church	Rural	Waverly
LC00-202	Cedar Hill Cemetery	Rural	Waverly
LC00-203	Cemetery	Rural	Davey
LC00-204	Farmstead	Rural	Davey
LC00-205	Bethlehem Cemetery	Rural	Davey
LC00-206	Farmstead	Rural	Davey
LC00-207	House	Rural	Lincoln
LC00-208	House	Rural	Lincoln
LC00-209	Farmstead	Rural	Lincoln

Appendix A. List of Surveyed Properties

NeHBS Site Number	Name	Address	City
LC00-210	Farmstead	Rural	Lincoln
LC00-211	House	Rural	Lincoln
LC00-212	Highway Marker	Rural	Lincoln
LC00-213	St. Mary's Convent	Rural	Lincoln
LC00-214	St. Mary's School	Rural	Lincoln
LC00-215	St. Mary's Retreat House	Rural	Lincoln
LC00-216	Farmstead	Rural	Waverly
LC00-217	Bridge	Rural	Walton
LC00-218	Farmstead	Rural	Raymond
LC00-219	Cemetery	Rural	Malcolm
LC00-220	Bridge	Rural	Waverly
LC00-221	Brown Farmstead	Rural	Waverly
LC00-222	Farmstead	Rural	Waverly
LC00-223	Jordan Pioneer Cemetery	Rural	Waverly
LC00-224	Farmstead	Rural	Waverly
LC00-225	House	Rural	Davey
LC00-226	Farmstead	Rural	Raymond
LC00-227	Farmstead	Rural	Raymond
LC00-228	Farmstead	Rural	Malcolm
LC00-229	School	Rural	Raymond
LC00-230	Bridge	Rural	Walton
LC00-231	Truss Bridge	Rural	Agnew
LC00-232	Highway Marker	Rural	Raymond
LC00-233	Overhead Truss Bridge	Rural	Raymond
LC00-234	Farmstead	Rural	Raymond
LC00-235	St. Mary and St. Patrick Cemetery	Rural	Davey
LC00-236	Farmstead	Rural	Walton
LC00-237	Farmstead	Rural	Davey
LC00-238	Farmstead	Rural	Davey
LC00-239	Farmstead	Rural	Bennet
LC00-240	House	Rural	Bennet
LC00-241	Farmstead	Rural	Bennet
LC00-242	Bridge	Rural	Bennet
LC00-243	Highway Marker	Rural	Bennet
LC00-244	Farmstead	Rural	Bennet
LC00-245	Highway Marker	Rural	Cheney
LC00-246	Farmstead	Rural	Bennet
LC00-247	House	Rural	Bennet
LC00-248	House	Rural	Bennet
LC00-249	Farmstead	Rural	Panama
LC00-250	House	Rural	Panama
LC00-251	Cemetery	Rural	Hickman
LC00-252	Log House	Rural	Lincoln
LC00-253	House	Rural	Lincoln
LC00-254	House	Rural	Lincoln
LC00-255	Pioneers Golf Course Club House	Rural	Lincoln
LC00-256	House	Rural	Lincoln
LC00-257	Church	Rural	Lincoln
LC00-258	House	Rural	Lincoln
LC00-259	House	Rural	Lincoln
LC00-260	Farmstead	Rural	Cheney
LC00-261	Farmstead	Rural	Hickman
LC00-262	Erismann Farmhouse	Rural	Hallam
LC00-263	House	Rural	Holland
LC00-264	House	Rural	Cheney
LC00-265	Farmstead	Rural	Lincoln

Appendix A. List of Surveyed Properties

NeHBS Site Number	Name	Address	City
LC00-266	House	Rural	Sprague
LC00-267	Stockfeldt Cemetery	Rural	Sprague
LC00-268	Farmstead	Rural	Princeton
LC00-269	Farmstead	Rural	Princeton
LC00-270	Farmstead	Rural	Princeton
LC00-271	Princeton Cemetery	Rural	Princeton
LC00-272	Farmstead	Rural	Malcolm
LC00-273	Farmstead	Rural	Malcolm
LC00-274	Railroad Bridge	Rural	Waverly
LC00-275	School	Rural	Lincoln
LC00-276	Highway Marker	Rural	Davey
LC00-277	Highway Marker	Rural	Davey
LC00-278	Tothill Cemetery	Rural	Davey
LC00-279	House	Rural	Raymond
LC00-280	House	Rural	Raymond
LC00-281	Farmstead	Rural	Raymond
LC00-282	Farmstead	Rural	Raymond
LC00-283	Farmstead	Rural	Davey
LC00-284	Farmstead	Rural	Davey
LC00-285	Farmstead	Rural	Agnew
LC00-286	Bridge	Rural	Agnew
LC00-287	Railroad Bridge	Rural	Agnew
LC00-288	Farmstead	Rural	Raymond
LC00-289	Farmstead	Rural	Davey
LC00-290	Oak Creek Cemetery	Rural	Raymond
LC00-291	Rogers Memorial Farm	Rural	Prairie Home
LC00-292	Farmstead	Rural	Lincoln
LC00-293	House	Rural	Lincoln
LC00-294	Farmstead	Rural	Lincoln
LC00-295	House	Rural	Lincoln
LC00-296	School	Rural	Walton
LC00-297	House	Rural	Lincoln
LC00-298	Farmstead	Rural	Lincoln
LC00-299	Jacoby Homestead	Rural	Prairie Home
LC00-300	Farmstead	Rural	Lincoln
LC00-301	Cemetery	Rural	Waverly
LC00-302	House	Rural	Prairie Home
LC00-303	County Highway Garage	Rural	Waverly
LC00-304	House	Rural	Waverly
LC00-305	House	Rural	Waverly
LC00-306	Farmstead	Rural	Prairie Home
LC00-307	Farmstead	Rural	Walton
LC00-308	Farmstead	Rural	Bennet
LC00-309	Farmstead	Rural	Walton
LC00-310	Karl Lemke Farm	Rural	Walton
LC00-311	Penterman Farm	Rural	Walton
LC00-312	Farmstead	Rural	Walton
LC00-313	Golden Sunset Farm	Rural	Walton
LC00-314	Cemetery	Rural	Walton
LC00-315	Farmstead	Rural	Walton
LC00-316	Farmstead	Rural	Bennet
LC00-317	Bridge	Rural	Prairie Home
LC00-318	Farmstead	Rural	Bennet
LC00-319	Bridge	Rural	Malcolm
LC00-320	House	Rural	Firth
LC00-321	House	Rural	Panama

Appendix A. List of Surveyed Properties

NeHBS Site Number	Name	Address	City
LC00-322	Farmstead	Rural	Firth
LC00-323	Farmstead	Rural	Princeton
LC00-324	Farmstead	Rural	Firth
LC00-325	Farmstead	Rural	Firth
LC00-326	Farmstead	Rural	Princeton
LC00-327	Stone Bridge	Rural	Princeton
LC00-328	Bridge	Rural	Princeton
LC00-329	House	Rural	Hallam
LC00-330	Firth Cemetery	Rural	Firth
LC00-331	Highway Marker	Rural	Firth
LC00-332	Farmstead	Rural	Firth
LC00-333	Panama Cemetery	Rural	Panama
LC00-334	Cemetery	Rural	Hickman
LC00-335	Farmstead	Rural	Firth
LC00-336	Farmstead	Rural	Firth
LC00-337	Farmstead	Rural	Firth
LC00-338	Bridge	Rural	Firth
LC00-339	Pella Cemetery	Rural	Firth
LC00-340	Farmstead	Rural	Bennet
LC00-341	Farmstead	Rural	Bennet
LC00-342	House	Rural	Panama
LC00-343	Farmstead	Rural	Panama
LC00-344	Bridge	Rural	Bennet
LC00-345	Farmstead	Rural	Bennet
LC00-346	Jesse L. Betzer Memorial Bridge No. 1	Rural	Panama
LC00-347	House	Rural	Lincoln
LC00-348	Farmstead	Rural	Bennet
LC00-349	Jesse L. Betzer Memorial Bridge No. 3	Rural	Bennet
LC00-350	Jesse L. Betzer Memorial Bridge No. 2	Rural	Bennet
LC00-351	Farmstead	Rural	Roca
LC00-352	House	Rural	Roca
LC00-353	Farmstead	Rural	Walton
LC00-354	Farmstead	Rural	Princeton
LC00-355	John Sothan Family Cemetery	Rural	Hallam
LC00-356	Farmstead	Rural	Hallam
LC00-357	Farmstead	Rural	Kramer
LC00-358	Bridge	Rural	Sprague
LC00-359	House	Rural	Princeton
LC00-360	Bridge	Rural	Princeton
LC00-361	House	Rural	Holland
LC00-362	Farmstead	Rural	Roca
LC00-363	House	Rural	Hickman
LC00-364	Bridge	Rural	Princeton
LC00-365	Farmstead	Rural	Hickman
LC00-366	Farmstead	Rural	Princeton
LC00-367	Farmstead	Rural	Sprague
LC00-368	Farmstead	Rural	Martell
LC00-369	Farmstead	Rural	Martell
LC00-370	House	Rural	Martell
LC00-371	Hallam Zion Cemetery	Rural	Hallam
LC00-372	Farmstead	Rural	Hallam
LC00-373	Farmstead	Rural	Sprague
LC00-374	Truss Bridge	Rural	Sprague
LC00-375	Bridge	Rural	Walton
LC00-376	Farmstead	Rural	Martell
LC00-377	Farmstead	Rural	Martell

Appendix A. List of Surveyed Properties

NeHBS Site Number	Name	Address	City
LC00-378	Farmstead	Rural	Martell
LC00-379	Bridge	Rural	Sprague
LC00-380	Cemetery	Rural	Sprague
LC00-381	Sheldon Station Power Plant	Rural	Hallam
LC00-382	House	Rural	Lincoln
LC00-383	Log Building	Rural	Hallam
LC00-384	Cemetery	Rural	Lincoln
LC00-385	Farmstead	Rural	Malcolm
LC00-386	Bridge	Rural	Malcolm
LC00-387	Farmstead	Rural	Lincoln
LC00-388	Truss Bridge	Rural	Lincoln
LC00-389	Farmstead	Rural	Kramer
LC00-390	Farmstead	Rural	Sprague
LC00-391	Farmstead	Rural	Firth
LC00-392	Centerville Cemetery	Rural	Martell
LC00-393	House	Rural	Kramer
LC00-394	Cemetery	Rural	Martell
LC00-395	Farmstead	Rural	Martell
LC00-396	Farmstead	Rural	Martell
LC00-397	Farmstead	Rural	Martell
LC00-398	Farmstead	Rural	Martell
LC00-399	Farmstead	Rural	Denton
LC00-400	Cemetery	Rural	Rokeby
LC00-401	Farmstead	Rural	Rokeby
LC00-402	Bridge	Rural	Denton
LC00-403	Farmstead	Rural	Denton
LC00-404	House	Rural	Rokeby
LC00-405	Farmstead	Rural	Denton
LC00-406	Farmstead	Rural	Denton
LC00-407	Farmstead	Rural	Denton
LC00-408	Farmstead	Rural	Rokeby
LC00-409	Farmstead	Rural	Denton
LC00-410	House	Rural	Rokeby
LC00-411	School	Rural	Lincoln
LC00-412	Yankee Hill Cemetery	Rural	Lincoln
LC00-413	House	Rural	Lincoln
LC00-414	House	Rural	Lincoln
LC00-415	House	Rural	Lincoln
LC00-416	House	Rural	Lincoln
LC00-417	House	Rural	Lincoln
LC00-418	House	Rural	Lincoln
LC00-419	House	Rural	Lincoln
LC00-420	House	Rural	Lincoln
LC00-421	Farmstead	Rural	Lincoln
LC00-422	House	Rural	Lincoln
LC00-423	Farmstead	Rural	Emerald
LC00-424	Farmstead	Rural	Emerald
LC00-425	Emerald Cemetery	Rural	Emerald
LC00-426	Farmstead	Rural	Lincoln
LC00-427	Farmstead	Rural	Raymond
LC00-428	Westview County Home	Rural	Lincoln
LC00-429	Truss bridge	Rural	Raymond
LC00-430	Farmstead	Rural	Davey
LC00-431	House	Rural	Davey
LC00-432	School	Rural	Waverly
LC00-433	Farmstead	Rural	Waverly

Appendix A. List of Surveyed Properties

NeHBS Site Number	Name	Address	City
LC00-434	House	Rural	Davey
LC00-435	Farmstead	Rural	Waverly
LC00-436	Barn	Rural	Cheney
LC00-437	Barn and silo	Rural	Walton
LC00-438	Barn	Rural	Walton
LC00-439	Wunibald Farmstead	Rural	Cheney
LC00-440	Haeger Dairy Farm	Rural	Walton
LC00-441	Farmstead	Rural	Bennet
LC00-442	Farmstead	Rural	Raymond
LC00-443	Farmstead	Rural	Raymond
LC00-444	Farmstead	Rural	Lincoln
LC00-445	Barn	Rural	Martell
LC00-446	Farmstead	Rural	Martell
LC00-447	Farmstead	Rural	Davey
LC00-448	Barn	Rural	Waverly
LC01-001	Highway Marker	SE corner of W. Agnew Rd. and NW 70th St.	Agnew
LC01-002	Grain Elevator	South side of W. Agnew Rd. at railroad tracks	Agnew
LC02-001	Burlington Northern Depot	NE corner Hackberry St. and Jackson St.	Bennet
LC02-004	House	315 Apple St.	Bennet
LC02-005	House	165 Monroe St.	Bennet
LC02-006	House	280 Madison St.	Bennet
LC02-007	House	SW corner Madison St. and Apple St.	Bennet
LC02-008	Bennet Cemetery	Monroe St. at north end of town	Bennet
LC02-009	House	470 Monroe St.	Bennet
LC02-010	Industrial Building	SE corner Monroe St. and Elm St.	Bennet
LC02-011	Service Garage	NE corner First St. and Monroe St.	Bennet
LC02-012	Bennet Grain Elevator	South end Monroe St. at railroad	Bennet
LC02-013	County Highway Garage	SW corner Cottonwood St. and Tyler St.	Bennet
LC02-014	House	585 Jefferson St.	Bennet
LC02-015	House	310 Birch St.	Bennet
LC02-016	House	210 Cottonwood St.	Bennet
LC02-017	House	550 Cottonwood St.	Bennet
LC02-018	House	610 Cottonwood St.	Bennet
LC02-019	House	360 Elm St.	Bennet
LC02-020	House	105 Elm St.	Bennet
LC02-021	House	380 Van Buren St.	Bennet
LC02-022	House	315 Madison St.	Bennet
LC02-023	House	515 Madison St.	Bennet
LC02-024	Citizens' Bank	SW corner Madison St. and Fir St.	Bennet
LC02-025	House	NE corner Jackson St. and Garden St.	Bennet
LC02-026	House	West side Quincey St.	Bennet
LC03-001	Highway Marker	NE corner First St. and S. 91st St.	Cheney
LC03-002	Cheney School-District 153	NE corner Smith St. and Second St.	Cheney
LC03-003	Cheney United Methodist Church	NW corner Second St. and Lincoln St.	Cheney
LC03-004	Cheney Grain Elevator	South end Showers St.	Cheney
LC04-002	Bethlehem Lutheran Church	Third St. at Cedar St.	Davey
LC04-003	Davey Post Office	SW corner Cedar St. and Second St.	Davey
LC04-004	House	3550 Elm St.	Davey
LC04-005	House	North side Cedar St. between Second St. and Third St.	Davey
LC04-006	House	3530 Cedar St.	Davey

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NeHBS Site Number	Name	Address	City
LC04-007	House	North side Maple St. between Second St. and Third St.	Davey
LC04-008	St. Mary's Church	SW corner Maple St. and Third St.	Davey
LC05-001	House	7140 SW 91st St.	Denton
LC05-002	House	7135 SW 91st St.	Denton
LC05-003	House	9125 Second St.	Denton
LC05-004	Commercial Building	SE corner Lancaster Ave. and Second St.	Denton
LC05-005	House	East side Lancaster Ave. between Second St. and Front St.	Denton
LC05-006	House	7345 Lancaster Ave.	Denton
LC05-007	House	7000 Cass Ave.	Denton
LC05-008	House	7015 Cass Ave.	Denton
LC05-009	Highway Markers	SE corner SW 91st St. and Third St.	Denton
LC05-010	Denton United Methodist Church	SW corner Cass Ave. and Third St.	Denton
LC05-011	Denton Sunnyside Cemetery	South side St. Mary's Ave. at Third St.	Denton
LC05-012	House	7115 St. Mary's Ave.	Denton
LC05-013	House	9030 Austin Ave.	Denton
LC06-001	House	South side West O St., east of NW 84th St.	Emerald
LC06-002	School	NE corner West O St. and NW 84th St.	Emerald
LC07-001	House	409 Allen St.	Firth
LC07-002	Grain elevator	Third St. at railroad tracks	Firth
LC07-003	House	203 May St.	Firth
LC07-004	House	304 May St.	Firth
LC07-005	House	507 May St.	Firth
LC07-006	House	506 May St.	Firth
LC07-007	House	707 Nemaha St.	Firth
LC07-008	House	SW corner Fifth St. and Nemaha St.	Firth
LC07-009	House	West side Nemaha St. between Fifth St. and Fourth St.	Firth
LC07-010	House	401 Nemaha St.	Firth
LC07-011	House	209 Third St.	Firth
LC07-012	Gazebo	Firth Park	Firth
LC07-013	Bank	NW corner Nemaha St. and Third St.	Firth
LC07-014	Commercial block	North side Third St. between Nemaha St. and Allen St.	Firth
LC07-015	House	506 Allen St.	Firth
LC07-016	House	509 Allen St.	Firth
LC07-017	House	209 Fifth St.	Firth
LC07-018	House	703 Allen St.	Firth
LC07-019	House	706 Allen St.	Firth
LC07-020	House	505 Russell St.	Firth
LC07-021	House	500 Russell St.	Firth
LC07-022	House	410 Russell St.	Firth
LC07-023	House	406 Russel St.	Firth
LC07-024	House	NW corner Fourth St. and Russell St.	Firth
LC07-025	House	106 Fourth St.	Firth
LC08-003	Bank	NE corner North Harrison St. and Main St.	Hallam
LC08-004	House	East Ave. south of Main St.	Hallam
LC08-005	House	505 Peach St.	Hallam
LC08-006	House	530 Peach St.	Hallam
LC08-007	Hallam Community Cemetery	North end of Harrison St.	Hallam

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NeHBS Site Number	Name	Address	City
LC08-008	Service Station	SW corner S. Harrison St. and Main St.	Hallam
LC08-009	House	385 S. Harrison St.	Hallam
LC09-004	House	530 East 1st St.	Hickman
LC09-005	House	111 Chestnut St.	Hickman
LC09-006	Cemetery	East side Chestnut St. between East 3rd St. and East 4th St.	Hickman
LC09-007	House	433 Chestnut St.	Hickman
LC09-008	House	North side East 5th St. between Walnut St. and Chestnut St.	Hickman
LC09-009	House	324 East 5th St.	Hickman
LC09-010	House	322 East 5th St.	Hickman
LC09-011	House	431 Walnut St.	Hickman
LC09-012	House	323 Walnut St.	Hickman
LC09-013	House	321 Walnut St.	Hickman
LC09-014	House	324 East 2nd St.	Hickman
LC09-015	House	320 East 2nd St.	Hickman
LC09-016	House	West side Walnut St. between East 2nd St. and East 1st St.	Hickman
LC09-017	Commercial Building	201 East 1st St.	Hickman
LC09-018	Commercial Building	West side Locust St. between East 1st St. and East 2nd St.	Hickman
LC09-019	Commercial Building	East side Locust St. between East 1st St. and East 2nd St.	Hickman
LC09-020	Commercial Building	East side Locust St. between East 1st St. and East 2nd St.	Hickman
LC09-021	Hickman Post Office	SE corner Locust St. and East 2nd St.	Hickman
LC09-022	House	222 Locust St.	Hickman
LC09-023	House	229 Locust St.	Hickman
LC09-024	House	435 East 4th St.	Hickman
LC09-025	House	SW corner Chestnut St. and East 1st St.	Hickman
LC09-026	House	North side East 1st St. between Chestnut St. and Walnut St.	Hickman
LC09-027	United Presbyterian Church	NE corner Walnut St. and East 3rd St.	Hickman
LC09-028	House	SW corner Walnut St. and East 2nd St.	Hickman
LC09-029	House	208 Main St.	Hickman
LC09-030	Stone Arch Bridge	Main St. over ditch at West 4th St.	Hickman
LC09-031	Hickman School	421 Main St.	Hickman
LC09-032	House	451 West 5th St.	Hickman
LC09-033	House	527 Main St.	Hickman
LC09-034	House	SE corner Main St. and West 6th St.	Hickman
LC09-035	House	633 Main St.	Hickman
LC09-036	House	West side Maple St. between West 7th St. and West 6th St.	Hickman
LC09-037	House	413 Maple St.	Hickman
LC09-038	House	302 Maple St.	Hickman
LC09-039	House	407 Maple St.	Hickman
LC09-040	House	409 Maple St.	Hickman
LC09-041	County Highway Garage	North side East 7th St. between Walnut St. and Chestnut St.	Hickman
LC10-001	Walvoord, William and Jane, House	9420 Panama Rd.	Holland
LC10-002	House	9810 Panama Rd.	Holland

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NeHBS Site Number	Name	Address	City
LC10-003	House	9625 Panama Rd.	Holland
LC10-004	House	West side S. 96th St. north of Panama Rd.	Holland
LC10-005	House	21900 S. 96th St.	Holland
LC10-006	House	22025 S. 96th St.	Holland
LC10-007	House	9405 Panama Rd.	Holland
LC10-008	Holland Cemetery	South side Panama Rd. at west end of town	Holland
LC12-001	Farmstead	11200 West Prucha St.	Kramer
LC14-001	Methodist Episcopal Church	150 East Second St.	Malcolm
LC14-002	House	255 South Exeter St.	Malcolm
LC14-003	House	SE corner East Second St. and Exeter St.	Malcolm
LC14-004	House	126 South Lincoln St.	Malcolm
LC14-005	House	125 South Lincoln St.	Malcolm
LC14-006	Malcolm Post Office	SE corner South Lincoln St. and West Second St.	Malcolm
LC14-007	House	111 West Fourth St.	Malcolm
LC14-008	House	326 South Exeter St.	Malcolm
LC15-001	Grain Elevator	East end of West Simon St.	Martell
LC15-002	United Methodist Episcopal Church	NW corner West Martell Rd. and Southwest 27th St.	Martell
LC15-003	House	SW corner West Martell Rd. and Southwest 27th St.	Martell
LC15-004	House	West side SW 27th St. between West Martell Rd. and West Simon St.	Martell
LC15-005	House	West side SW 27th St. between West Martell Rd. and West Simon St.	Martell
LC15-006	House	West side SW 27th St. between West Simon St. and W. Freye St.	Martell
LC15-007	House	South side West Luther St. between SW 27th St. and SW 26th St.	Martell
LC15-008	House	North side West Luther St. between SW 27th St. and SW 26th St.	Martell
LC15-009	House	2605 West Freye St.	Martell
LC15-010	Commercial Building	NW corner Southwest 25th St. and West Simson St.	Martell
LC16-002	House	803 Locust St.	Panama
LC16-003	House	703 Locust St.	Panama
LC16-004	House	701 Locust St.	Panama
LC16-005	House	West side Locust St. between West Sixth St. and East Seventh St.	Panama
LC16-006	House	605 Locust St.	Panama
LC16-007	Service Garage	SW corner Locust St. and West Fourth St.	Panama
LC16-008	Farmers Bank	309 Locust St.	Panama
LC16-009	Commercial Building	West side Locust St. between West Fourth St. and West Third St.	Panama
LC16-010	House	205 Locust St.	Panama
LC16-011	Panama School	West side Locust St. between West Second St. and First St.	Panama
LC16-012	House	206 Pine St.	Panama
LC16-013	House	302 West Third St.	Panama
LC16-014	House	308 West Third St.	Panama
LC16-015	House	201 West Third St.	Panama
LC16-016	House	200 West Third St.	Panama
LC16-017	House	309 Pine St.	Panama

Appendix A. List of Surveyed Properties

NeHBS Site Number	Name	Address	City
LC16-018	House	NW corner Pine St. and West Fourth St.	Panama
LC16-019	House	204 West Fourth St.	Panama
LC17-001	Commercial Building	West side North 148th St.	Prairie Home
LC17-002	Prairie Home Grain Elevator	East side North 148th St. at north end of town	Prairie Home
LC18-004	School	SE corner S. 10th St. and Angus Blvd.	Princeton
LC18-005	House	1125 Broad St.	Princeton
LC18-006	Commercial Building	SW corner Broad St. and S. 12th St.	Princeton
LC18-007	Princeton Grain Elevator	East end Broad St.	Princeton
LC19-002	Raymond Post Office	NE corner First St. and Clark St.	Raymond
LC19-003	House	14540 First St.	Raymond
LC19-004	House	East corner Third St. and Maple St.	Raymond
LC19-005	House	South side of Railroad at W. Raymond Rd.	Raymond
LC20-001	Commercial building	4161 Main St.	Roca
LC20-003	House	SE corner Main St. at S. C St.	Roca
LC20-004	Roca Post Office	NE corner N. B St. and Main St.	Roca
LC20-005	Roca Grain Elevator	South side Main Street at Railroad	Roca
LC20-006	House	4420 Locust St.	Roca
LC21-001	Rokeby School	South side West Rokeby Rd. at west end of Rokeby	Rokeby
LC22-001	House	West side Market St. between West Sprague Rd. and N. 2nd St.	Sprague
LC22-002	Commercial Building	NW corner N. 2nd St. and Market St.	Sprague
LC22-003	House	East side Market St. between Second St. and Third St.	Sprague
LC22-004	House	SW corner Market St. and Third St.	Sprague
LC22-005	House	18625 SW 14th St.	Sprague
LC22-006	House	18707 SW 14th St.	Sprague
LC22-007	House	18720 SW 14th St.	Sprague
LC22-008	House	18740 SW 14th St.	Sprague
LC22-009	House	18805 SW 14th St.	Sprague
LC22-010	County Highway Garage	North end Buell St.	Sprague
LC22-011	House	18725 Broom St.	Sprague
LC22-012	House	East side SW 14th St. at north end Sprague Rd.	Sprague
LC23-001	House	1411 S. 118th St.	Walton
LC23-002	Farmers Coop Grain Elevator	South end of S. 117th St.	Walton
LC24-004	House	14440 Danvers St.	Waverly
LC24-005	Rose Hill Cemetery	NW corner Heywood St. and North 148th St.	Waverly
LC24-006	House	14610 Jamestown St.	Waverly
LC24-007	House	South side Jamestown St. between North 144th St. and North 148th St.	Waverly
LC24-008	House	14421 Jamestown St.	Waverly
LC24-009	House	10330 North 145th St.	Waverly
LC24-010	House	10711 North 140th St.	Waverly
LC24-011	House	10621 North 140th St.	Waverly
LC24-012	House	10631 North 140th St.	Waverly
LC24-013	Telegraph Building	14110 Kenilworth St.	Waverly
LC24-014	Bank	14210 Kenilworth St.	Waverly
LC24-015	Commercial Building	West side North 142nd St. between Kenilworth St. and Lancashire St.	Waverly
LC24-016	Grain Elevator	South end North 142nd St. at Railroad, north of US 6	Waverly
LC24-017	House	10550 North 142nd St.	Waverly

Appendix A. List of Surveyed Properties

NeHBS Site Number	Name	Address	City
LC24-018	House	SW corner North 142nd St. and Ivanhoe St.	Waverly
LC24-019	House	10621 North 142nd St.	Waverly
LC24-020	House	14220 Heywood St.	Waverly
LC24-021	House	14221 Heywood St.	Waverly
LC24-022	House	14241 Heywood St.	Waverly
LC24-023	House	10551 North 143rd St.	Waverly
LC24-024	Industrial Building	SE corner US 6 and North 144th St.	Waverly
LC24-025	House	14151 Guildford St.	Waverly

Appendix B. Properties Recommended as Potentially Eligible for the National Register of Historic Places

NeHBS Site Number	Resource Name	NeHBS Historic Context	National Register Area of Significance
LC00-007	John W. Prey Farmstead	Agriculture	Architecture; Settlement
LC00-009	Mills Farmstead	Agriculture	Agriculture; Architecture
LC00-012	Krull Farmhouse	Agriculture	Architecture
LC00-014	Keys Farmstead	Agriculture	Agriculture; Architecture
LC00-020	Barn	Agriculture	Architecture
LC00-033	Yankee Hill Brickyard Office	Manufacturing Industry	Industry
LC00-043	Joseph Burgess Farmstead	Agriculture	Agriculture; Architecture
LC00-052	Barn	Agriculture	Architecture
LC00-055	Barn	Agriculture	Architecture
LC00-098	Lone Oak Restaurant	Commerce	Architecture
LC00-117	Ammunition Storage Facility	Government	Military
LC00-123	Barracks	Government	Architecture
LC00-129	OLD Concrete Highway Marker	Transportation	Transportation
LC00-132	Farmhouse	Agriculture	Architecture
LC00-136	Farmstead	Agriculture	Agriculture
LC00-142	House	Settlement Systems	Architecture
LC00-147	Farmhouse	Agriculture	Architecture
LC00-161	Farmstead	Agriculture	Agriculture; Architecture
LC00-174	Hillcrest County Club Clubhouse	Diversion	Recreation
LC00-179	Highway Marker	Transportation	Transportation
LC00-181	Del O'Brien Farmstead	Agriculture	Agriculture; Architecture
LC00-182	Farmstead	Agriculture	Agriculture
LC00-187	Farmhouse	Agriculture	Architecture
LC00-188	Steve Johnson Farmstead	Agriculture	Agriculture; Architecture
LC00-195	Highway Marker	Transportation	Transportation
LC00-201	Cedar Hill Methodist Church	Religion	Architecture*
LC00-210	Farmstead	Agriculture	Agriculture
LC00-212	Highway Marker	Transportation	Transportation
LC00-213	St. Mary's Convent	Religion	Architecture*
LC00-214	St. Mary's School	Religion	Architecture*
LC00-215	St. Mary's Retreat House	Religion	Architecture*
LC00-221	Brown Farmstead	Agriculture	Agriculture; Architecture
LC00-224	Farmstead	Agriculture	Agriculture; Architecture
LC00-227	Farmstead	Agriculture	Agriculture
LC00-228	Farmstead	Agriculture	Agriculture
LC00-232	Highway Marker	Transportation	Transportation
LC00-234	Farmstead	Agriculture	Agriculture; Architecture
LC00-237	Farmstead	Agriculture	Agriculture
LC00-243	Highway Marker	Transportation	Transportation
LC00-245	Highway Marker	Transportation	Transportation
LC00-248	House	Settlement Systems	Architecture
LC00-268	Farmstead	Agriculture	Agriculture
LC00-270	Farmhouse	Agriculture	Architecture
LC00-275	School	Education	Architecture; Education
LC00-276	Highway Marker	Transportation	Transportation
LC00-277	Highway Marker	Transportation	Transportation
LC00-288	Farmstead	Agriculture	Agriculture
LC00-291	Rogers Memorial Farm	Agriculture	Agriculture; Architecture
LC00-299	Jacoby Homestead	Agriculture	Architecture
LC00-303	County Highway Garage	Transportation	Transportation
LC00-306	Farmstead	Agriculture	Agriculture
LC00-310	Karl Lemke Farmhouse	Agriculture	Architecture
LC00-311	Penterman Farmstead	Agriculture	Agriculture
LC00-323	Farmstead	Agriculture	Agriculture
LC00-327	Stone Bridge	Transportation	Engineering
LC00-331	Highway Marker	Transportation	Transportation

Appendix B. Properties Recommended as Potentially Eligible for the National Register of Historic Places

NeHBS Site Number	Resource Name	NeHBS Historic Context	National Register Area of Significance
LC00-332	Farmstead	Agriculture	Agriculture
LC00-336	Farmstead	Agriculture	Agriculture
LC00-348	Farmstead	Agriculture	Agriculture
LC00-353	Farmstead	Agriculture	Agriculture
LC00-356	Farmstead	Agriculture	Agriculture
LC00-369	Farmstead	Agriculture	Agriculture
LC00-372	Farmstead	Agriculture	Agriculture
LC00-377	Farmstead	Agriculture	Agriculture
LC00-395	Farmstead	Agriculture	Agriculture
LC00-396	Farmstead	Agriculture	Agriculture
LC00-397	Farmstead	Agriculture	Agriculture
LC00-401	Farmhouse	Agriculture	Architecture
LC00-408	Farmstead	Agriculture	Agriculture
LC00-411	School	Education	Education
LC00-424	Farmstead	Agriculture	Agriculture
LC00-436	Barn	Agriculture	Architecture
LC00-437	Barn and silo	Agriculture	Architecture
LC00-438	Barn	Agriculture	Architecture
LC00-439	Wunibald Farmstead	Agriculture	Agriculture
LC00-440	Haeger Dairy Barn	Agriculture	Agriculture
LC00-441	Farmstead	Agriculture	Agriculture
LC00-448	Barn	Agriculture	Architecture
LC01-001	Highway Marker	Transportation	Transportation
LC01-002	Grain Elevator	Commerce	Commerce
LC02-009	House	Settlement Systems	Architecture
LC02-013	County Highway Garage	Transportation	Transportation
LC02-014	House	Settlement Systems	Architecture
LC02-017	House	Settlement Systems	Architecture
LC02-018	House	Settlement Systems	Architecture
LC02-021	House	Settlement Systems	Architecture
LC03-001	Highway Marker	Transportation	Transportation
LC03-002	Cheney School-District 153	Education	Education
LC03-004	Cheney Grain Elevator	Commerce	Commerce
LC04-002	Bethlehem Lutheran Church	Religion	Architecture*
LC04-003	Davey Post Office	Government	Architecture
LC04-007	House	Settlement Systems	Architecture
LC04-008	St. Mary's Church	Religion	Architecture*
LC05-004	Commercial Building	Commerce	Architecture
LC05-007	House	Settlement Systems	Architecture
LC05-009	Highway Markers (3)	Transportation	Transportation
LC07-001	House	Settlement Systems	Architecture
LC07-009	House	Settlement Systems	Architecture
LC07-013	Bank	Services	Architecture
LC09-007	House	Settlement Systems	Architecture
LC09-008	House	Settlement Systems	Architecture
LC09-022	House	Settlement Systems	Architecture
LC09-027	United Presbyterian Church	Religion	Architecture*
LC09-030	Stone Arch Bridge	Transportation	Engineering
LC09-033	House	Settlement Systems	Architecture
LC09-041	County Highway Garage	Transportation	Transportation
LC14-003	House	Settlement Systems	Architecture
LC15-005	House	Settlement Systems	Architecture
LC15-006	House	Settlement Systems	Architecture
LC16-006	House	Settlement Systems	Architecture
LC16-007	Service Garage	Transportation	Transportation
LC16-008	Farmer's Bank	Services	Architecture

Appendix B. Properties Recommended as Potentially Eligible for the National Register of Historic Places

NeHBS Site Number	Resource Name	NeHBS Historic Context	National Register Area of Significance
LC18-006	Commercial Building	Commerce	Commerce
LC19-002	Raymond Post Office	Government	Architecture
LC19-003	House	Settlement Systems	Architecture
LC22-005	House	Settlement Systems	Architecture
LC22-008	House	Settlement Systems	Architecture
LC22-010	County Highway Garage	Transportation	Transportation
LC23-002	Farmers Coop Grain Elevator	Commerce	Architecture; Commerce
LC24-010	House	Settlement Systems	Architecture
LC24-013	Telegraph Building	Communication	Architecture
LC24-015	Commercial Building	Commerce	Architecture

* Applying Criteria Consideration A for religious properties

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Glossary of Architectural Styles and Survey Terms

Art Moderne Style (circa 1930-1950). An architectural style featuring industrial technology and streamlined simplicity. Features include smooth, rounded corners, horizontal massing, details in concrete, glass block, aluminum, and stainless steel.

Association. Link of a historic property with a historic event, activity, or person. Also, the quality of integrity through which a historic property is linked to a particular past time and place.

Balloon frame. A type of support for wood-frame buildings that utilizes vertical studs that extend the full height of the wall and floor joists fastened to the studs with nails. Balloon-frame buildings in Nebraska became popular with the expansion of the railroad when milled lumber could be shipped to the plains for relatively low cost.

Bay window. A decorative window that projects out from the flat surface of an exterior wall, often polygonal in design. Bay windows are often seen on Queen Anne style buildings.

Boom-Town (circa 1850-1880). See false-front.

Brackets. Support members used under overhanging eaves of a roof, usually decorative in nature.

Building. A building is erected to house activities performed by people.

Bungalow/Craftsman Style (circa 1890-1940). An architectural style characterized by overhanging eaves, modest size, open porches with large piers and low-pitched roofs.

Circa, Ca., or c. At, in, or of approximately, used especially with dates.

Clapboard. Relatively long, thin boards that have a thick lower edge and a feathered, or tapered upper edge. The shape of the boards permits them to be overlapped horizontally. Clapboard is most commonly used as cladding material on vernacular form houses and their secondary buildings.

Column. A circular or square vertical support member.

Glossary

Commercial Vernacular Style (circa 1860-1930). A form of building used to describe simply designed commercial buildings of the late nineteenth and early twentieth centuries, which usually display large retail windows and recessed entrances on the first floor.

Contributing (National Register definition). A building, site, structure, or object that adds to the historic associations, historic architectural qualities for which a property is significant. The resource was present during the period of significance, relates to the documented significance of the property, and possesses historic integrity, or is capable of yielding important information about the period.



Example of Commercial Vernacular Style

Contributing (NeHBS definition). A building, site, structure, object, or collection of buildings such as a farmstead that meets the NeHBS criteria of integrity, historic association, historic architectural qualities, and was present during the period of significance. A property that contributes to the NeHBS is generally evaluated with less strictness than for an individual listing on the National Register, yet more strictness than a building which may “contribute” to a proposed National Register district.

Cross-Gable (circa 1860-1910). A vernacular building form typically two stories and square in plan with two identical roofs whose ridges intersect to produce a cruciform.

Design. Quality of integrity applying to the elements that create the physical form, plan, space, structure, and style of a property.

Dormer. A vertical window projecting from the roof. Variations of dormer types can be based on the dormer’s roof form, for example shed dormer, gable dormers, and hipped dormers.

Dutch Colonial Revival Style (circa 1900-1940). A residential architectural style based on the more formal Georgian Revival style. This style is identified by its gambrel roof and symmetrical facade.

Eclectic Style (circa 1890-1910). An eclectic building displays a combination of architectural elements from various styles. It commonly resulted when a house designed in one architectural style was remodeled into another.



Example of Cross Gable building form



Example of Dormer

Elevation. Any single side of a building or structure.

Eligible. Properties that meet the National Park Service Criteria for nomination and listing on the National Register of Historic Places.

Evaluation. Process by which the significance and integrity of a historic property are judged and eligibility for National Register of Historic Places (National Register) listing is determined.

Extant. Still standing or existing (as in a building, structure, site, and/or object).

False-front (circa 1850-1880). A vernacular building form, which is typically a one-and-one-half story front gable frame building with a square facade that extends vertically in front of the front-facing gable. This gives an entering visitor the sense of approaching a larger building. This form is often used in the construction of a first-generation commercial building, thus is also known as “boom-town.”

Feeling. Quality of integrity through which a historic property evokes the aesthetic or historic sense of past time and place.

Fenestration. The arrangement of windows and other exterior openings on a building.

Foursquare Style (circa 1900-1930). Popularized by mail-order catalogues and speculative builders in the early twentieth century, this style is typified by its box-like massing, two-stories, hipped roof, wide overhanging eaves, central dormers, and one-story porch spanning the front facade.

Front Gable (circa 1860-1910). The vernacular form of a building, generally a house, in which the triangular end of the roof faces the street.

Gable. The vertical triangular end of a building from cornice or eaves to ridge.

Gabled Ell (circa 1860-1910). The vernacular form of a building, generally a house, in which two gabled wings are perpendicular to one another in order to form an “L”-shaped plan.



Example of Gabled Ell building form

Gable end. The triangular end of an exterior wall.

Gable roof. A roof type formed by the meeting of two sloping roof surfaces.

Gambrel roof. A roof type with two slopes on each side.

High Victorian Gothic (circa 1865-1900). This architectural style drew upon varied European medieval sources and employed pointed arches and polychromatic details. The heavier detailing and more complex massing made this style popular for public and institutional buildings.



Example of Front Gable building form

Hipped roof. A roof type formed by the meeting of four sloping roof surfaces.

Historic context. The concept used to group related historic properties based upon a theme, a chronological period, and/or a geographic area.

Integrity. Authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic period. (See Chapter 3, Research Design.)

Italianate Style (circa 1870-1890). A popular style for houses, these square, rectangular, or L-shaped, two-story buildings have low-pitched, hip roofs, with wide eaves usually supported by heavy brackets, tall narrow windows, and front porches. In some cases, the roof may be topped with a cupola.

Keystone. A wedge-shaped piece at the crown of an arch that locks the other pieces in place. It is seen most often over arched doors and window openings and is sometimes of a different material than the opening itself.

Late Gothic Revival Style (circa 1880-1920). A later version of the Gothic style, these buildings are generally larger and use heavy masonry construction. In churches, masonry is sometimes used throughout the structure. The pointed-arch window openings remain a key feature; however, designs are more subdued than those of the earlier period.

Location. Quality of integrity retained by a historic property existing in the same place as it did during the period of significance.

Glossary

Materials. Quality of integrity applying to the physical elements that were combined or deposited in a particular pattern or configuration to form a historic property.

Mediterranean Revival (circa 1900-1940). These buildings are characterized by flat wall surfaces, often plastered, broken by a series of arches with terra cotta, plaster, or tile ornamentation. Details such as red tile roofs and heavy brackets are also commonly seen.

Multiple Property Nomination. The National Register of Historic Places Multiple Property documentation form nominates groups of related significant properties. The themes, trends, and patterns of history shared by the properties are organized into historic contexts. Property types that represent those historic contexts are defined within the nomination.

National Register of Historic Places (National Register). The official federal list of districts, buildings, sites, structures, and objects significant in American history, architecture, archaeology, engineering, and culture that are important in the prehistory or history of their community, state, or nation. The program is administered through the National Park Service by way of State Historic Preservation Offices (see Chapter 1, Introduction of this report).

National Register of Historic Places Criteria. Established criteria for evaluating the eligibility of properties for inclusion in the National Register. See Chapter 3, Research Design.

Neo-Classical Style (circa 1900-1920). An architectural style characterized by a symmetrical facade and usually includes a pediment portico with classical columns.

Noncontributing (National Register definition). A building, site, structure, or object that does not add to the historic architectural qualities or historic associations for which a property is significant. The resource was not present during the period of significance; does not relate to the documented significance of the property; or due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity nor is capable of yielding important information about the period.

Noncontributing (NeHBS definition). A building, site, structure, object, or collection of buildings such as a farmstead that does not meet the NeHBS criteria of integrity, historic association, historic architectural qualities, or was not present during the period of significance. Noncontributing properties are not generally entered into, nor kept in, the NeHBS inventory; however, exceptions do exist.

Object. An artistic, simple, and/or small-scale construction not identified as a building or structure; i.e. historic signs, markers, and monuments.

One-story Cube (circa 1870-1930). The vernacular form of a house, which is one-story and box-like in massing. Features generally include a low-hipped roof, a full front porch recessed under the roof, little ornamentation, and simple cladding, such as clapboard, brick, or stucco. Also known as a Prairie Cube.

Period of Significance. Span of time in which a property attained the significance for which it meets the National Register criteria.

Pony truss bridge (circa 1880-1920). A low iron or steel truss, approximately 5 to 7 feet in height, located alongside and above the roadway surface. Pony truss bridges often range in span lengths of 20 to 100 feet.



Example of One Story Cube building form

Portico. A covered walk or porch supported by columns or pillars.

Potentially eligible. Properties that may be eligible for listing on the National Register pending further research and investigation.

Property. A building, site, structure, and/or object situated within a delineated boundary.

Property type. A classification for a building, structure, site, or object based on its historic use or function.

Queen Anne Style (circa 1880-1900). A style that enjoyed widespread popularity, particularly in the eastern portion of Nebraska. These houses are typically two stories tall, have asymmetrical facades, and steeply pitched rooflines of irregular shape. Characteristics include a variety of surface textures on walls, prominent towers, tall chimneys, and porches with gingerbread trim.



Setting. Quality of integrity applying to the physical environment of a historic property.

Example of Side Gable building form

Shed roof. A roof consisting of one inclined plane.

Side Gable (circa 1860-1940). The vernacular form of a building, generally a house, in which the gable end of the roof is perpendicular to the street.

Significance. Importance of a historic property as defined by the National Register criteria in one or more areas of significance.

Site. The location of a prehistoric or historic event.

Spanish Colonial Revival Style (circa 1900-1920). These buildings, which have a southwestern flavor, show masonry construction usually covered with plaster or stucco, red clay tiled hipped roofs, and arcaded porches. Some facades are enriched with curvilinear and decorated roof lines.

Structure. Practical constructions not used to shelter human activities.

Stucco. A material usually made of Portland cement, sand, and a small percentage of lime and applied in a plastic state to form a hard covering for exterior walls.

Tudor Revival Style (circa 1920-1940). A style that reflects a blend of a variety of elements from late English medieval styles. It is identified by steep gables, half-timbering, and mixes of stone, stucco, and wood.

Turret. A little tower that is an ornamental structure and projects at an angle from a larger structure.

Two-story Cube (circa 1860-1890). The vernacular form, generally for a house, which is a two-story building, box-like in massing, with a hipped roof, near absence of surface ornament, and simple exterior cladding such as brick, clapboard, or stucco.

Vernacular. A functional, simplistic building or structure without stylistic details. Vernacular form buildings were usually designed by the builder, not by an architect.

Workmanship. Quality of integrity applying to the physical evidence of the crafts of a particular culture, people, or artisan.

All images shown in glossary adapted from Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin*, vol. 2, Architecture (Madison, Wis.: State Historical Society of Wisconsin, 1986).